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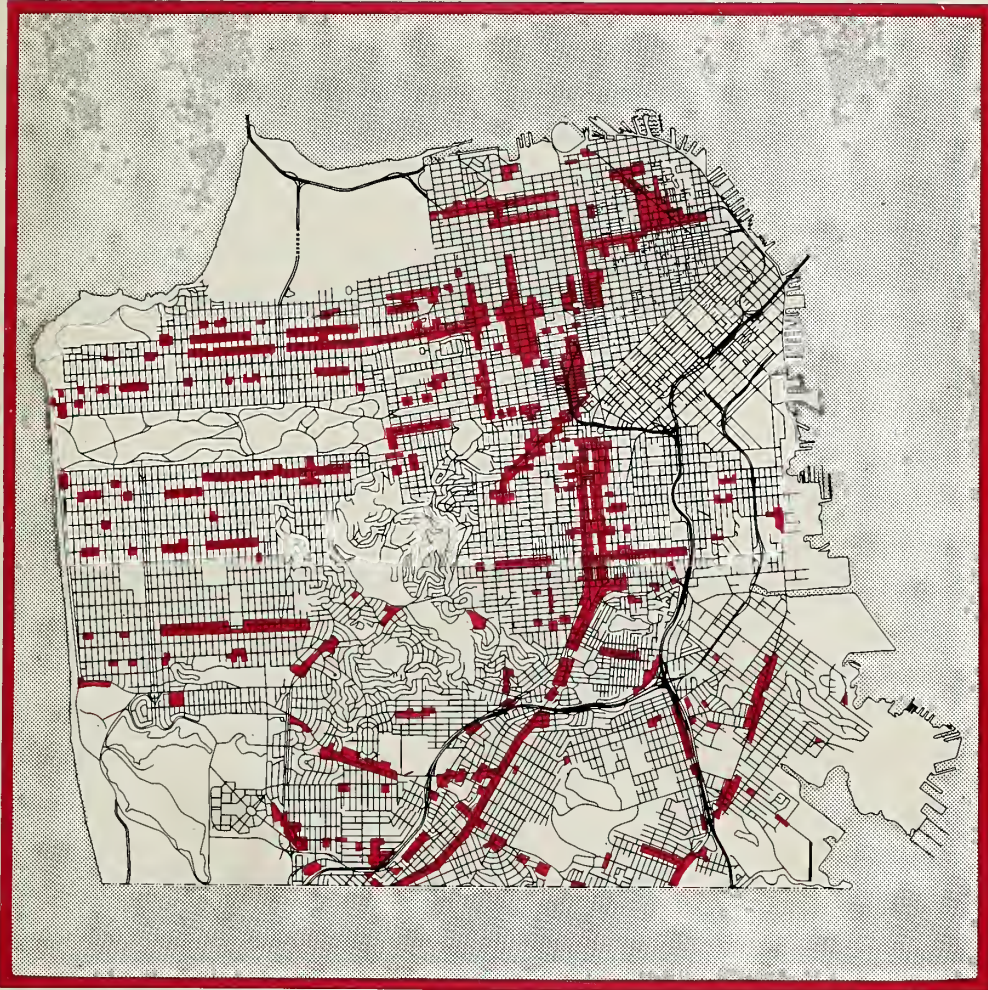


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PROPOSAL FOR ADOPTION

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SAN FRANCISCO DEPARTMENT OF CITY PLANNING
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NEIGHBORHOOD COMMERCIAL REZONING

PROPOSAL FOR ADOPTION

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INTRODUCTION

This volume contains proposed amendments to the Master Plan and the text and maps of the City Planning Code necessary for the comprehensive revision of zoning controls for San Francisco's neighborhood commercial districts.

BACKGROUND

Detailed investigation of neighborhood commercial planning issues began in 1978, based on concerns raised during Department studies leading to adoption of new residential zoning controls and the Commerce and Industry Element of the Master Plan. At the request of neighborhood residents and local merchants, the Board of Supervisors passed a resolution calling for a zoning study and establishing a temporary moratorium on approval of permits for bars, restaurants, take-out foods, and branch banks on Union Street. Recommendations for Special Use District zoning controls on Union Street were adopted by the City Planning Commission in 1979. Further work led to adoption of similar controls for eleven other neighborhood commercial special use districts and moratoria on bars, restaurants, financial institutions and/or other uses for six other streets. These Special Use Districts and moratoria were adopted pending completion of a citywide neighborhood commercial rezoning study. This report completes that study and contains its recommendations for changes in the City's Master Plan and Planning Code, which is the City's zoning ordinance.

SUMMARY OF PROPOSAL

This Proposal for Adoption contains Master Plan amendments, Planning Code text and Zoning Map amendments for approximately 220 neighborhood commercial areas ranging from large active districts, such as North Beach and Polk Street, to small corner clusters of grocery and convenience stores. Existing zoning for most commercial areas currently zoned C-1, C-2, RC-1, RC-2, and RC-3 is proposed to be replaced by the following new districts:

- NC-1 Neighborhood Commercial Cluster (e.g. small corner grocery stores)
- NC-2 Small-Scale Neighborhood Commercial District (e.g. Chestnut Street)
- NC-3 Moderate-Scale Neighborhood Commercial District (e.g. Outer Geary Boulevard, Inner Mission Street)
- NC-S Neighborhood Shopping Center (e.g. Laurel Village, Petrini Plaza)

In addition, separate individual zoning districts are recommended for 15 neighborhood commercial areas which have been the subject of careful evaluation as interim Special Use Districts and moratorium areas. Permanent controls designed to meet unique conditions are proposed for the following districts:

Broadway	Haight Street	Sacramento Street
Castro Street	Hayes-Gough	Union Street
Inner Clement Street	Upper Market Street	Valencia Street
Outer Clement Street	North Beach	24th Street-Mission
Upper Fillmore Street	Polk Street	24th Street-Noe Valley

Some main provisions contained in the proposed program are:

- New controls for eating and drinking establishments in all neighborhood commercial districts including:
 - Prohibition of new eating and drinking establishments in seven districts,
 - Conditional use review of eating and drinking establishments in three districts,
 - Conditional use review of fast-food restaurants and take-out food uses in the remaining districts;
- Review of development on lots which exceed certain size thresholds and review of uses which exceed certain size thresholds;
- Regulation of residential conversions and demolitions by story;
- Controls of entertainment uses;
- Guidelines for location and design of financial services;
- Separate controls of upper-story medical, personal and business services;
- Rear yard requirements by story;
- Exclusion of residential space from the floor area ratio calculation;
- Controls on outdoor activities, drive-up facilities, walk-up facilities, and general treatment of street frontage in new buildings and alterations to existing buildings;
- Limits on hours of operation of commercial uses in most districts;
- Requirements for street trees for new development in all districts;
- Higher maximum residential densities in about 40 district locations;
- Controls on awnings, marquees and canopies, and limits on the size and location of signs.

REPORT CONTENTS

Master Plan amendments necessary to implement the Neighborhood Commercial rezoning proposal include thorough revisions of policies of Objective 8 of the Commerce and Industry Element (with detailed guidelines for land use, conversion and demolition of residential units, and urban design) and minor additions to Objective 2, Policy 4 of the Residence Element.

The main feature of the rezoning proposal is Article 7, a new part of the Planning Code, which establishes a comprehensive, flexible system of neighborhood commercial zoning controls. It contains four general area districts and fifteen individual area districts with controls which embrace the full range of land use issues in each district. A description and purpose statement for each district is accompanied by a chart which displays all applicable zoning controls, either directly or by reference to other sections of the Code. Article 7 also includes sections describing standards, permitted uses, definitions, and references to other Code sections. Two fold-out charts at the end of the report summarize the existing and proposed controls for neighborhood commercial districts.

All other sections of the Code which are to be modified to implement the neighborhood commercial zoning proposal are also presented in the report. These include amendments to Articles 1, 1.2, 1.5, 1.7, 2, 2.5, 3, and 6. This volume also contains maps showing existing and proposed zoning boundaries for neighborhood commercial districts and a complete index of recommended zoning map changes by street name.



MASTER PLAN AMENDMENTS

INTRODUCTION

This chapter presents revisions to the Master Plan necessary to implement the Neighborhood Commercial rezoning proposal. In conjunction with the development of new zoning controls, each element of the Master Plan was thoroughly reviewed for consistency with the new zoning and, if appropriate, updated, revised or expanded. Only those elements which directly address neighborhood commercial districts or require changes are addressed in this report.

The Commerce and Industry Element, dating from 1975, has been updated to reflect current land use patterns and planning goals. Objective 8 is thoroughly revised and now contains seven policies, including guidelines for land use, conversion and demolition of residential units, and urban design for use by the Planning Commission in its review of permit applications.

Other Master Plan elements address various other aspects relating to neighborhood commercial districts, either in general policies applicable citywide or in specific policies pertinent to neighborhood commercial districts. Specific policies in the Transportation and Residence Elements are listed for reference. One policy in the Residence Element is expanded to include reference to the proposed new neighborhood commercial zoning districts.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 8

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

San Francisco is well known as a city with many distinct neighborhoods whose diverse characteristics are expressed on their commercial streets. Many of these neighborhood shopping areas reflect the surrounding neighborhood's ethnic and lifestyle characteristics, building scale and architectural style, topography, and historical development.

Neighborhood commercial districts also constitute an important part of the city's economic base, contributing to the city's fiscal stability through business taxes, and providing employment opportunities for local residents. They create a public domain where individuals can choose from a wide array of activities as well as have opportunities for leisure, cultural activities and entertainment. Many districts maintain an active street life and pedestrian character which enhances the city's stature as a walking city.

The continuing viability of a neighborhood commercial district is dependent primarily on its ability to provide required services and maintain customer patronage. The successful district provides a variety of goods and services in an atmosphere of safety, convenience, and attractiveness.

POLICY 1

Ensure and encourage the provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

One of the unique charms and features of San Francisco is the diversity of its neighborhoods and their shopping areas. Neighborhood commercial areas vary widely in function, trade area, form, design and character; but they all serve a common purpose in providing goods and services to meet the needs of City residents. In particular, convenience goods and services, such as groceries, personal toiletries, shoe repair, hair cutting, film processing, laundry and dry cleaning, should be readily available to residents in nearby shopping areas. Residents require easy access to such goods and services in order to satisfy their basic personal and household needs.

While all neighborhood commercial districts provide for the convenience needs of residents in adjacent neighborhoods, many also provide specialty and comparison goods and services to a larger, often citywide trade area. A district may specialize in uses which cater to its surrounding neighborhood's lifestyle. However, as a district becomes more specialized, it may need to draw from a broader geographical market area in order to sustain itself with sufficient customer patronage. The function of a district is also influenced by its proximity to other commercial areas. Some relatively isolated districts may serve nearly all the retail and service needs for a residential neighborhood. Other districts may serve a community in conjunction with other nearby commercial districts, each with varying degrees of specialization.

Neighborhood shopping areas also differ in the size, scale, and configuration of their lots and buildings. They range from a small cluster of lots to linear shopping districts, extending two or more blocks along arterials or thoroughfares. Neighborhood shopping centers and supermarkets with extensive on-site parking are also scattered throughout the city. The differing sizes of lots and blocks, which are determined in part by the neighborhood's topography, influence the configuration of the commercial district and its surrounding lots. The variation in topography, lot size and juxtaposition with surrounding uses, in addition to the district's historic development, all contribute to the variety in size, shape, and architectural style of a district's buildings.

The scale and extent of commercial activity, relative to other uses, also varies among districts. Commercial uses may occupy from one to four stories, in a continuous series or interspersed among residential buildings. In many linear shopping districts, the commercial activity is often concentrated on a primary street or streets, with side streets or alleys containing a mix of commercial and residential uses.

The variation in function and character of commercial districts should be maintained through controls on building form, scale, ground story and upper story commercial and residential uses, and operation which reflect the differences between districts and reinforce the variations in individual land use patterns.

The essential character of neighborhood commercial districts should be maintained by encouraging uses which are compatible in scale or type with the district in which they are to be located. However, districts also should be allowed to evolve over time in response to changes in the neighborhoods they serve and changes in consumer tastes and preferences.

The determination of the appropriateness of various land uses in neighborhood commercial districts should consider the following basic aspects:

- Individual district character;
- Customer orientation of the district;
- Residential community living within and adjacent to the district;
- Necessity and desirability of the use to the community; and
- Environmental impacts of the use.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications which require case by case review and City Planning Commission approval. In general, commercial uses should be encouraged which meet the guidelines; conversely, commercial uses should be discouraged which do not.

Guidelines for All Uses

- The use should be consistent with the purpose of the district in which it is located as stated in the Planning Code.
- The use primarily should serve the local community and not attract a major part of its clientele from outside the district in which it is located. (This guideline should not apply to districts specifically intended to serve a citywide or regional clientele.)
- The use should contribute to the variety of commercial goods and services offered in the district and avoid an undesirable concentration of one type of use in a certain location. In low-intensity districts, a balanced mix of various neighborhood-serving uses, with no concentration of a particular use, is desirable. In higher-intensity districts with a special orientation to one type of use (such as antique stores), clustering of such specialty uses may be appropriate. However, one type of use should not occupy an entire block frontage.
- The size of the use should not be larger than necessary to serve the district's trade area. Individual use sizes may vary depending on the type of merchandise offered. For example, a supermarket may require a larger floor area than a shoe repair shop in order to serve the same trade area.
- The use should not detract from the livability of the district or adjacent residential areas by causing offensive noise, odors, or light, particularly in the late night or very early morning hours. Establishments operating in the late night or early morning hours should be of a type which provide goods and services which it is necessary and desirable to make available to the community at those hours. For example, longer hours of operation may be appropriate for neighborhood-serving convenience stores such as groceries or pharmacies.
- If locating at the ground story, the use should contribute to an active retail frontage. In districts with continuous active retail frontage, individual uses which do not serve the general public during regular business hours, such as churches, are encouraged to share ground story space with more active uses. This guideline may not apply in those districts or parts of a district where retail uses are interspersed with fully residential buildings and institutional facilities. However, in most areas, provisions should be made to allow future conversion of non-commercial ground story space in order to accommodate future commercial growth in the district.
- The use should fully utilize available floor area. Uses which occupy a limited amount of ground story frontage, such as limited financial services and hotel lobbies, should provide access to remaining space for use by other establishments.
- The use should not significantly increase traffic congestion or parking demand (See Auto-Oriented or Drive-Up Facilities section for more specific guidelines on parking).

Guidelines for Specific Uses

In some districts, the balanced mix of commercial activities has been upset by the proliferation of certain uses such as financial services, restaurants and bars, take-out food and quick-stop establishments and entertainment uses.. The concerns are not limited to the number and concentration of these uses but also include the related nuisances they create and their impacts on the neighborhood. Other uses, such as automotive repair and principal non-accessory parking, also can create noise and traffic problems. Special controls should be adopted for these uses in districts where they are a particular problem. These uses should adhere to the following guidelines, in addition to those general guidelines noted above.

Financial Services

- Financial offices should not be located near other financial uses. It is preferable that they be at least 300 feet apart. In districts where the number of financial services has seriously upset the balance of commercial uses, the distance may be increased for additional financial services. Also, the distribution pattern of existing financial services and the form of the district may be considered in increasing the distance factor. For example, to provide for the same number of additional financial establishments, a non-linear district with a concentration of financial services might warrant greater distances between existing and proposed uses than a linear district with an even distribution of financial services.
- Financial services should provide retail banking services to serve the business community as well as the residential community.
- The location of new or expanding financial services should, if feasible, avoid the demolition of sound buildings which are compatible in scale and character with other buildings in the district.
- If new construction is necessary, inclusion of other commercial uses and/or residential units is desirable. New structures should have continuous retail frontage along the shopping street or mall except where access to upper-level uses, accessory parking, loading or public open space is necessary. New development should be compatible in scale, design and use with the rest of the district.
- In neighborhood commercial districts where drive-up facilities are not permitted, financial offices should be pedestrian-oriented. In cases where drive-up facilities are permitted or parking is required, interruptions of the continuous retail frontage should be kept to a minimum.

Eating and Drinking Establishments

Eating and drinking establishments include bars, restaurants, fast food restaurants, and take-out food. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.

The regulation of eating and drinking establishments should consider the following:

- Balance of retail sales and services;
- Current inventory and composition of eating and drinking establishments;
- Total occupied commercial linear frontage, relative to the total district frontage;
- Uses on surrounding properties;
- Available parking facilities, both existing and proposed;
- Existing traffic and parking congestion; and
- Potential impacts on the surrounding community.

In districts where the proliferation of eating and drinking establishments could generate problems, the following guidelines should be employed in the consideration of new establishments:

- The balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage. Proposals for eating and drinking establishments which would increase the proportion of total occupied commercial frontage above 20% should be reviewed to ensure that they would not reduce the variety of neighborhood-serving uses; nor create substantial noise, traffic, parking problems, or other nuisances in the district or surrounding neighborhood. Those establishments that would do the above should not be permitted. Except in districts primarily designed to accommodate a strong eating and drinking trade, such as North Beach, such establishments should not occupy more than 25% of the total commercially-occupied frontage in a district.
- It is preferable that the proposed new use be at least 100 feet from the nearest eating and drinking establishment. Two or more uses within that distance may be troublesome.
- In most cases, accessory parking should not be provided unless the Planning Code requires parking for the use. Where the district's parking supply cannot adequately accommodate the demand generated by the use and traffic and parking congestion is expected to increase significantly, then the establishment should not be permitted (See Auto-Oriented or Drive-Up Facilities section for more specific guidelines on parking).

Fast Food Restaurants, Take-Out Food, Convenience Stores, and Similar Quick-Stop Establishments

Quick-stop establishments include fast food restaurants and take-out food, convenience stores and other quick-stop establishments which may or may not involve food service. These latter uses may include small or medium-sized grocery stores, film processing stores, video rental outlets, dry cleaners, and other establishments which primarily provide convenience goods and services and generate a high volume of customer trips.

- These uses should be interspersed with other retail businesses and avoid undue concentration of one type of product.
- Fast food restaurants usually include large kitchens, service counter(s), customer queuing areas and other features which are intended to serve more customers than the use can physically accommodate for eating on-site. New or expanding fast food restaurants should be evaluated for their anticipated customer volumes. If high customer volumes are anticipated, the use should be designed to avoid concomitant traffic and other nuisance problems for the surrounding neighborhood.
- The site should provide adequate waiting space for either walk-in or drive-in patrons.
- The site should be equipped with sufficient outdoor trash receptacles to avoid litter problems in the surrounding neighborhood.

Entertainment and Adult Entertainment Uses

Adult entertainment uses are generally inappropriate in most neighborhood commercial districts because:

- Neighborhood commercial districts are located near family-oriented residential areas; since adult entertainment uses may attract criminal activity, their proximity to residential areas, parks, schools, and churches may introduce criminal activity in such neighborhoods, or may tend to reduce property values;
- They appeal to a more specialized clientele, drawing customers from outside the neighborhood who may drive and create or add to parking congestion, and occupy space that could be devoted to uses which serve a broader segment of the immediate neighborhood.
- There is adequate provision of space for these uses in other areas of the city.

Adult entertainment and entertainment uses in other districts may be appropriate in certain districts or parts of districts. The following guidelines should be used in their review:

- Except in the Broadway district, entertainment uses should not be open after 2:00 a.m. in order to minimize disruption to residences in and around a district. For uses involving liquor service, potentially loud music, dancing or large patron volumes, earlier closing hours may be necessary.

- Entertainment uses should be sufficiently insulated for noise and operated so as to reasonably protect surrounding residences. Fixed source equipment noise should not exceed the decibel levels specified in the San Francisco Noise Control Ordinance. Ventilation systems should be adequate to permit doors to stay closed during performances.
- Except for movie theaters, entertainment uses should not involve electronic amplification after midnight, in order to minimize disruption to surrounding residences.
- New adult entertainment uses should be at least 1000 feet from the nearest existing adult entertainment use.

Auto Repair Services

- When converting a gas station with minor repair facilities to an auto repair service, adequate building space should be provided for carrying out all repair services inside the building.
- Auto repair facilities should be large enough to accommodate all cars on site and avoid on-street parking of cars before or after repair work is done. If temporary on-site storage of cars must be outside the building, suitable landscaping or screening should be provided.

Auto-Oriented or Drive-Up Facilities

The following guidelines apply to auto-oriented facilities which include those designed primarily for drive-to or drive-through trade, providing service to patrons in automobiles and providing off-street parking, such as gas and service stations, car washes, auto-repair facilities, supermarkets, and principal parking facilities:

- Non-thoroughfare transit-preferential streets, collector, local and recreational streets which are located in residential areas, as designated in the Transportation Element of the Master Plan, are not considered appropriate for auto-oriented facilities. Certain other major and secondary thoroughfares are appropriate for auto-oriented or drive-up facilities.
- Auto-oriented or drive-up facilities should not be located in areas of heavy pedestrian concentration. To avoid potential pedestrian-vehicle conflicts where large numbers of children are present, the site should not be within 500-foot walking distance of an elementary or secondary school.
- Potential traffic demand generated by the use should be evaluated. Sufficient parking to provide for the parking demand should be located on-site or within easy walking distance of the site and should be designed to prevent traffic congestion. Parking should not be provided unless the Planning Code requires parking for the use, or it can be shown that such parking is necessary and will be sufficient to meet all demand generated on site without disrupting retail and pedestrian continuity, or causing circulation congestion, or violating other guidelines in this objective. If parking is required, the number of spaces provided generally should be limited to the amount defined in the Planning Code for accessory parking. If such off-street parking is expected to be insufficient to provide for the anticipated parking demand and could thereby lead to increases in traffic and parking congestion, more parking

may be necessary. As an alternative to, or in addition to, providing parking on or near the site, other measures such as carpooling for employees or shuttle bus service for patrons to existing or new parking facilities elsewhere in the district may be necessary and appropriate to reduce or provide for the expected parking demand. If no parking is provided or other measures are not taken to address parking or traffic congestion, the location of the use on the subject site should not be permitted.

- To avoid cumulative impacts of auto-oriented facilities and drive-up facilities on the traffic flow, sites should not be within 500-foot walking distance of another auto-oriented establishment, unless specific traffic volumes and patterns could accommodate such facilities.
- Preferable sites are those which are vacant or already devoted to an open use such as a service station or parking lot.
- To avoid underutilization of land, accessory parking should be made available for general public use when not being utilized by the facility.
- The site plan and operating policy of the drive-in use should allow vehicles to enter promptly without having to wait in line on the street or across the sidewalk.
- Ingress or egress for parking should not occur on streets or alleys having predominantly residential use.
- Parking areas, if provided, should not be placed at the commercial street frontage if such placement would disrupt a continuous streetwall with an active retail frontage. Parking areas should be well screened or landscaped, and easily monitored so as not to encourage loitering or vandalism.

POLICY 2

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

Most neighborhood commercial districts contain dwelling units in addition to commercial uses. Flats, apartments, and residential hotels are frequently located above ground-story commercial uses; fully residential buildings are common in some districts. The retention of this mix is desirable. Among other things, it ensures the presence of people on the streets at different times which increases safety and business vitality on evenings and weekends. Residents in commercial areas help to create an active street life, which promotes interaction between people in the neighborhood.

The mixed residential-commercial character of neighborhood commercial districts should be promoted by encouraging new construction of upper-story residential units above commercial development in mixed-use buildings. In order to make feasible such mixed-use projects, higher residential density and/or reductions in required parking may be warranted in districts with a reduced need for auto ownership or where anticipated parking demand can be accommodated off-site.

Existing residential units in neighborhood commercial districts comprise a valuable affordable housing resource which provides for the needs of San Francisco's diverse population. Most of these units are in sound or rehabilitable wood-frame structures and they are among the least expensive rental units in the city.

On the other hand, conversion of this housing is an important means of providing competitive and affordable commercial space. Conversions of ground-story residential units should be permitted in all neighborhood commercial districts without special review. In many neighborhood commercial districts, the physical location and structural aspects of the upper-story housing units make it attractive and feasible to convert them to commercial use. Due to the limited supply of vacant land, some commercial expansion into the residential space may be the only feasible way to adequately meet the commercial needs of the trade area served by the district.

The amount of commercial space necessary and desirable to serve the retail and service function of a district varies depending on the size of the trade area, proximity to other commercial districts, and competition from other land uses.

In neighborhood commercial districts consisting of a small cluster of lots, commercial uses at the ground story only can provide for the convenience needs (such as groceries and laundry) of nearby residents. In these districts no new commercial use should be permitted above the ground story, nor should conversions of existing residential units above the ground story be permitted.

In small-scale neighborhood commercial districts most of the anticipated demand for commercial growth can be accommodated through new construction at the first two stories on vacant or underused parcels without the necessity to convert upper story residential units. However in some of these districts where demand for commercial space is particularly strong, allowing commercial uses above the second story in new construction and allowing some conversion of existing residential units above the ground story may be appropriate as long as the general equilibrium between retail, office, and residential uses is maintained.

In larger, moderate-scale neighborhood commercial districts which are intended to provide a wider range of goods and services to a larger trade area, growth opportunities through new construction at the first two stories on vacant or underused parcels may be insufficient to meet the demand for commercial space. While the retention of mixed use buildings and the construction of new mixed use buildings is desirable in these districts, construction of new, fully commercial structures, and some conversion of existing upper story residential units may be appropriate to meet demand if the increased commercial activity would not adversely affect existing traffic or parking congestion.

Because the appropriateness of residential conversions depends on many factors which vary from district to district, land use controls should be adjusted to reflect the different needs of each district. In most districts certain conversions, such as those at the ground story or third story, can be regulated by permitting or prohibiting them without special review, while those at the second story may need case-by-case review by the City Planning Commission. In other districts, however, proposed conversions at all stories may need case-by-case review. A balance must be struck between the need to retain the housing and the need to provide for commercial expansion. Some upper-story conversions may be appropriate, if based on a review of an individual case, it is found that the need for commercial expansion clearly outweighs the need to preserve affordable housing. In that case-by-case review the following guidelines should be employed:

Guidelines for Residential Conversions

- The need for the proposed commercial use in the district should be clearly established. The need to preserve affordable housing may be presumed in light of the citywide shortage of such housing and established policy in the Residence Element.
- The conversion should be disallowed if commercial space suitable for occupancy by the proposed commercial use is available elsewhere in the district.
- Many small businesses providing personal, medical, professional and business services to neighborhood residents and the general public seek affordable space in the upper stories; they should be accommodated as long as the conversions are not so numerous as to upset the general equilibrium between commercial and residential uses or to constitute a substantial loss of housing. Commercial and institutional uses which do not primarily serve the general public usually are not appropriate in neighborhood commercial areas unless they are minor uses ancillary to those which do serve the general public, such as a small dental laboratory or small business accountant.
- Conversions are more appropriate if the units are located in an active commercial district and are isolated from other residential units.
- Along secondary side streets and alleys of linear or areawide districts, conversions are inappropriate. The more residential character of the secondary streets should be protected to provide a transition between the commercial and surrounding residential districts.
- Conversion may be appropriate if the unit(s) is unsuitable for residential occupancy because offensive noise, especially from traffic or late night activity, is generated on the same site or near the unit; or a building adjacent to or near the unit(s) blocks the residents' access to light and air.
- Conversion may be appropriate if the housing unit is declared by the Superintendent of the Bureau of Building Inspection or the Chief of the Bureau of Fire Prevention to be unsafe and/or incapable of being made habitable for residential occupancy. However, if the property owner has shown possible willful neglect or a pattern of negligence in performing ordinary maintenance, thereby resulting in uninhabitable or unsafe units, the conversion should not be permitted, or the property owner should add other replacement rental units to the city's housing supply.
- Conversions should not adversely impact the livability of any remaining units in the building. In buildings where re-conversion back to dwelling units may be desirable, the kitchens should be retained.
- In evaluating proposed conversions, consideration should be given to economic hardships which might result from the denial of the conversion application.
- Tenants should be notified prior to filing the application to convert the unit(s) and for any conversion that is permitted relocation assistance should be made available to displaced tenants, i.e. efforts to identify housing comparable in size, price, and location; and the provision of a relocation allowance, particularly in the case of units occupied by low or moderate income residents.

The same considerations that apply to conversions apply to demolition of housing units. Therefore, demolitions should be reviewed on a case-by-case basis using the same guidelines that are to be used in reviewing conversions. Demolition permits should be reviewed in conjunction with the permits for the replacement structures whenever possible. When this is not possible, conditions applying to future buildings permits may be attached to the demolition permit or the new building permit may require further review. The replacement structure should include housing units, for which there is an exhibited demand, or replacement rental units should be added to the city's housing supply. In order to encourage prompt replacement of demolished structures, permits should not be approved for temporary uses, such as general advertising signs or parking, unless such uses are appropriate permanent uses.

POLICY 3

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

Neighborhood shopping districts should be distributed throughout the city so that all residential areas are within a service radius of one-quarter to one-half mile, depending upon the population density and topography of the area served. Most residential areas meet this service area standard, as can be seen on Map 1. Some remaining residential areas which are not served by commercial districts within these distances are served by individual commercial uses located within a quarter of a mile. These individual uses are typically corner grocery stores which are open long hours, providing a range of food and household convenience goods. The few remaining residential areas, which are neither served by neighborhood commercial districts nor by individual commercial uses, are typically of such low density that they cannot economically support nearby commercial activity. It would be appropriate to revise the zoning to allow a smaller convenience commercial use in those areas if a market demand develops, as long as the location meets the criteria of Objective 6, Policy 2 of the Residence Element.

POLICY 4

Discourage the creation of major new commercial areas except in conjunction with new supportive residential development and transportation capacity.

Economic growth exhibited in any given commercial area, when viewed from a citywide or regional perspective may not represent "real" or absolute growth, but rather a relocation of economic activity from another commercial area, contributing to its decline. "Real" growth of retail activity requires an actual increase in expenditures which is directly linked to increases in disposable personal income. Because there are opportunities for business expansion within existing commercial areas, the creation of major new commercial areas should be discouraged unless a significant new market is being created to support the proposed development.



RESIDENTIAL SERVICE AREAS OF NEIGHBORHOOD COMMERCIAL DISTRICTS AND USES

Map 1



- NEIGHBORHOOD OR GENERAL COMMERCIAL DISTRICT
Service Radius : 1/2 Mile
- COMMERCIAL SERVICE AREAS
- RESIDENTIAL AREAS OUTSIDE SERVICE BOUNDARIES

POLICY 5

Adopt specific zoning districts which conform to a generalized neighborhood commercial land use plan.

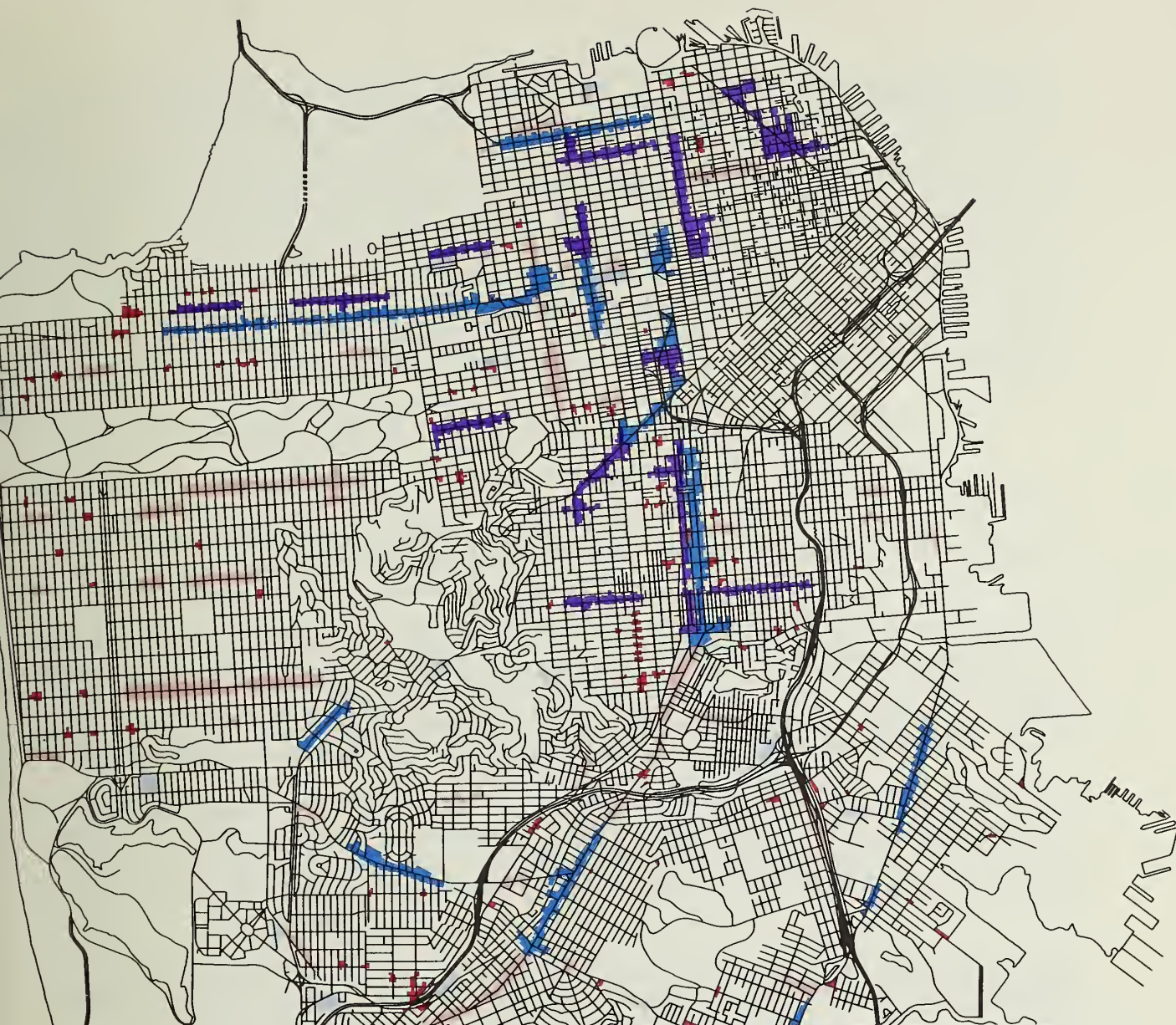
The application of other policies under this "neighborhood commercial" objective results in land use distribution patterns shown on the Generalized Neighborhood Commercial Land Use Plan Maps. Neighborhood Commercial zoning districts should conform to the map, although minor variations consistent with the policies may be appropriate. The Generalized Neighborhood Commercial Land Use Plan provides for the following categories of neighborhood commercial districts:

Neighborhood Commercial Clusters. These districts provide a limited range of convenience retail goods and services to residents in the immediate neighborhood typically during daytime hours. In general, these districts should be limited to no more than one or two blocks and commercial uses should be limited to the ground floor. The upper stories should be generally residential. These districts are intended to be located in neighborhoods which do not have the need for or capacity to handle larger-scale commercial activities.

Small-Scale Neighborhood Commercial Districts. These districts provide convenience goods and services to the local neighborhood as well as limited comparison shopping to a wider market area. The size of these districts may vary from one to three blocks to several blocks in length. Commercial building intensity should be limited to the first two stories with residential development occasionally interspersed. Upper stories should be reserved for residential use. These districts are typically linear and should be located along collector and arterial streets which have transit routes.

Moderate-Scale Neighborhood Commercial Districts. These districts provide a wide range of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to local residents. These districts can be quite large in size and scale and may include up to four stories of commercial development, although most districts have less. They may include residential units on the upper stories. Due to the moderately-large scale and levels of activity, these districts should be located along heavily-trafficked thoroughfares which also serve as major transit routes.

Neighborhood Shopping Centers. These districts provide retail goods and services for car-oriented shoppers. Goods and services can range from groceries for local residents to a full range of merchandise for a citywide clientele. Commercial building intensity can approach up to four times the lot area, but is much lower in most cases because a substantial amount of each lot is devoted to automobile parking and building heights generally are limited to prevailing heights in surrounding areas. Residential uses are permitted but are uncommon. Because these districts provide an alternative building format with more parking opportunities than the traditional linear shopping districts, they should be located where their design is compatible with existing neighborhood scale and where they compatibly supplement other traditional commercial districts in serving new or low-density residential areas.








GENERALIZED NEIGHBORHOOD COMMERCIAL LAND USE PLAN

Map 2



COMMERCIAL INTENSITY (Stories)

	NEIGHBORHOOD CLUSTER	1
	SMALL SCALE NEIGHBORHOOD DISTRICT	1 - 2
	MODERATE SCALE NEIGHBORHOOD DISTRICT	1 - 4
	NEIGHBORHOOD SHOPPING CENTER	1 - 4
	INDIVIDUAL NEIGHBORHOOD DISTRICT	1 - 4

Individual Neighborhood Commercial Districts. These districts are generally small or moderate scale commercial districts generally located in neighborhoods undergoing rapid economic change. Separate zoning controls specific to each district's particular needs and characteristics are needed to deal with the economic growth and land use changes which each area is experiencing. In some districts, eating and drinking uses have proliferated, displacing other types of retail goods and services needed by the neighborhood. Financial institutions, such as banks and savings and loan associations, have multiplied in certain districts, displacing other types of businesses, tending to concentrate and create nodes of congestion, and sometimes detracting from the visual and design character of the district. In many individual districts, special controls are necessary to protect existing housing from conversion to commercial use and encourage the development of new housing.

POLICY 6

Promote high quality urban design on commercial streets.

Most of San Francisco's neighborhood commercial districts were developed concurrently with residential development and have physical forms which relate to the needs and tastes prevalent during the first half of this century. During this period, commercial units were built along streetcar lines and at major street intersections, often with residential flats on the upper floors, thus creating the familiar "linear" or "strip" commercial districts.

The small lot pattern prevalent at that time also encouraged the development of small buildings and businesses. The resulting scale has come to characterize San Francisco's attractive and active neighborhood commercial districts. The small-scale character should be maintained through the regulation of the size of new buildings and commercial uses.

Continuous commercial frontage at the street level is especially important. It prevents the fragmentation and isolation of fringe areas, improves pedestrian accessibility, and enhances the physical and aesthetic cohesiveness of the district. The design of new buildings should harmonize with the scale and orientation of existing buildings. Additionally, a correspondence of building setbacks, proportions, and texture helps establish visual coherence between new development and existing structures on a commercial street.

The appeal and vitality of a neighborhood commercial district depends largely on the character, amenities, and visual quality of its streets. The main function of neighborhood commercial streets is to provide retail goods and services in a safe, comfortable, and attractive pedestrian environment.

Urban Design Guidelines

The following guidelines for urban design are intended to preserve and promote positive physical attributes of neighborhood commercial districts and facilitate harmony between business and residential functions. The pleasant appearance of an individual building is critical to maintaining the appeal and economic vitality of the businesses located in it, as

well as of the whole neighborhood commercial district. An individual project's building design and site layout should be compatible with the character of surrounding buildings and the existing pattern of development in neighborhood commercial districts.

The physical characteristics of the property and district which should be considered in the design of new development include:

- Overall district scale;
- Individual street character and form;
- Lot development patterns;
- Adjacent property usage;
- Proposed site development and building design;
- Potential environmental impacts; and
- Feasible mitigation measures.

Site Layout

- The site plan of a new building should reflect the arrangement of most other buildings on its block, whether set back from, or built out to its front property lines.
- In cluster and linear districts with continuous street building walls, front set-backs are discouraged, in order to maintain a continuous block facade line. However, outdoor activities such as sidewalk cafes and walk-up windows may be accommodated by recessing the ground story. Front set-back areas of existing buildings may be used for outdoor activities.
- New development should respect open space corridors in the interior of blocks and not significantly impede access of light and air nor block views of adjacent buildings.
- On irregularly shaped lots, through-lots or those adjacent to fully-built lots, open space located elsewhere than at the rear of a property may improve the access of light and air to residential units.
- Outdoor activities associated with an eating and drinking or entertainment establishment which abut residentially-occupied property should be discouraged.

Scale, Height and Bulk

- In most cases, small lots with narrow building fronts should be maintained in districts with this traditional pattern.
- When new buildings are constructed on large lots, the facades should be designed in units which are compatible with the existing scale of the district.

- The height of a proposed development should relate to the individual neighborhood character and the height and scale of adjacent buildings to avoid an overwhelming or dominating appearance of new structures. On a street of varied building heights, transitions between high and low buildings should be provided. While three- and four-story buildings are appropriate in most locations, two-story facades with upper stories set back from the street wall may be preferable in some areas with lower-scale development.
- The height and bulk of new development should be designed to maximize sun access to nearby parks, plazas, and major pedestrian corridors.

Frontage

- Facades of new development should be consistent with design features of adjacent facades that contribute to the visual qualities of the neighborhood commercial district.
- To encourage continuity of "live" retail sales and services, at least one-half of the total width of any new or reconstructed building, parallel to and facing the commercial street, should be devoted to entrances, show windows, or other displays. Where a substantial length of windowless wall is found to be unavoidable, eye-level display, a contrast in wall treatment, offset wall line, outdoor seating and/or landscaping should be used to enhance visual interest and pedestrian vitality.
- Clear, untinted glass should be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely-tinted glass should not be used except as an architectural or decorative accent.
- Where unsightly walls of adjacent buildings become exposed by new development, they should be cleaned, painted or screened by appropriate landscaping.
- Walk-up facilities should be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.

Architectural Design

- The essential character of neighborhood commercial districts should be preserved by discouraging alterations and new development which would be incompatible with buildings which are architecturally significant or which contribute to the scale and character of the district as a whole. Specifically, the facades and building lines of existing buildings should be continued, and the details, material, texture or color of existing architecturally significant or distinctive buildings should be complemented by new development.
- Existing structures in sound or rehabilitable condition and of worthwhile architectural character should be reused where feasible to retain the unique character of a given neighborhood commercial district.

- The design of new buildings, building additions and alterations, and facade renovations should reflect the positive aspects of the existing scale and design features of the area. Building forms should complement and improve the overall neighborhood environment.

Materials

- The materials, textures and colors of new or remodeled structures should be visually compatible with the predominant materials of nearby structures. In most neighborhood commercial districts, painted wood or masonry are the most appropriate and traditional exterior facade materials.

Details

- Individual buildings in the city's neighborhood commercial districts are rich in architectural detailing, yet vary considerably from building to building, depending upon the age and style of their construction. Despite their stylistic differences, Victorian, Classical and Art Deco buildings share some design motifs. Vertical lines of columns or piers, and horizontal lines of spandrels or cornices are common to many styles as are mouldings around windows and doors. These elements add richness to a flat facade wall, emphasizing the contrast of shapes and surfaces.
- A new building should relate to the surrounding area by displaying scale and textures derived from existing buildings. Nearby buildings of architectural distinction can serve as primary references. Existing street rhythms should also be continued on the facade of a new building, linking it to the rest of the district. This can be accomplished in part by incorporating prevailing cornice and belt course lines.

Rooftop Mechanical Equipment

- Rooftop mechanical equipment which may create disturbing noises or odors should be located away from areas of residential use and screened and integrated with the design of the building.

Signs

- The character of signs and other features attached to or projecting from buildings is an important part of the visual appeal of a street and the general quality and economic stability of the area. Opportunities exist to relate these signs and projections more effectively to street design and building design. Neighborhood commercial districts are typically mixed-use areas with commercial units on the ground or lower floors and residential uses on upper floors. As much as signs and other advertising devices are essential to a vital commercial district, they should not be allowed to interfere with or diminish the livability of residences within the neighborhood commercial district or in adjacent residential districts. Sign sizes and design should relate and be compatible with the character and scale of the neighborhood commercial district. Unless otherwise allowed in the Planning Code, facades of residentially-occupied stories should not be used for attaching signs nor should the illumination of signs be directed into windows of residential units.

Landscaping and Street Design

- Street trees should be provided in each new development. If a district tree planting program or streetscape plan exists, new development should be landscaped in conformity with such plans. In places where tree planting is not appropriate due to inadequate sidewalk width, interference with utilities, undesirable shading, or other reasons, other means such as window boxes, planter boxes or trellises may be chosen.
- A permanent underground sprinkler system should be installed in landscaped areas which will provide sufficient water for plant material used. Automatic timing devices may be required. Container plants which cannot adequately be watered by an underground sprinkler system should have adequate hose bibs installed to permit watering.
- Open uses such as parking lots should be visually screened along the street frontage by low walls, earth berms and/or landscaping. However, the safety of the lots should not be reduced through these measures.
- A landscaped buffer of trees and shrubs should be used along those edges of a parking lot bordering residential properties.
- In addition to landscaping at the periphery of the parking lot, planting islands between parked vehicles should be located within the lot, whenever feasible. Trees and other plantings provide shade and variety to the visual monotony of parked automobiles, especially when the lot is viewed from adjacent residences.

POLICY 7

Promote neighborhood commercial revitalization, including community-based and other economic development efforts where feasible.

While most commercial districts have healthy economies, some districts have declined. The latter areas are underused, and are often characterized by vacant lots and boarded up or deteriorating storefronts. As a consequence, there is inadequate provision of convenience goods and services to nearby residents. The City should participate in a variety of efforts to revitalize these districts.

However, the ultimate success of a neighborhood commercial district depends upon factors which are beyond the scope of the public sector. Almost all successful neighborhood commercial revitalization efforts are initiated by local businessmen with a strong desire and commitment to upgrade their businesses, property, and neighborhoods. Because revitalization of an entire commercial district requires diligence and cooperation of all merchants and property owners sustained over a long period of time, a strong merchants' association is essential. The City should provide businessmen who have exhibited a strong commitment to upgrade their areas with assistance in organizing or strengthening their merchants' association and preparing and carrying out their improvements.

For its part the City should provide the physical improvements and public services necessary to ensure confidence in local investors. These include police and fire protection, adequate maintenance of streets, sidewalks and sanitation services, as well as proper enforcement of zoning, health, and building codes to ensure the health and safety of merchants, residents, and shoppers. Capital improvements should be made as required, including lighting, street furnishings, public spaces, and mini-parks. Traffic circulation, transit, and parking availability should be managed to allow maximum accessibility to the retail corridor with a minimum of congestion and disruption to the neighborhood.

Community development corporations can also assist in revitalization efforts by providing employment and community services to local residents through community-owned local business enterprises. Encouragement and assistance should be given to organizations having the potential of successfully carrying out local economic development projects.

Efforts to upgrade neighborhood commercial districts should occur in conjunction with efforts to improve the quality of the surrounding community, with respect to physical condition of the housing stock, recreation and open space, and delivery of services.

NOTE: The following is proposed to be deleted from the Commerce and Industry Element of the Master Plan.

((OBJECTIVE 8

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL DISTRICTS READILY ACCESSIBLE TO CITY RESIDENTS.

San Francisco is well known as a city with many distinct and diverse neighborhoods. The livability and character of these neighborhoods are determined by a combination of many factors including the quality of the housing stock, open space, topography, transportation, and delivery of human services. One important determinant of neighborhood livability is the accessibility shopping areas which provide retail, personal, and professional services to local residents.

In addition, neighborhood commercial districts constitute an important part of the city's economic base, contributing to the city's fiscal stability through business taxes, and providing local employment opportunities.

The viability of a neighborhood commercial district depends primarily on its ability to provide required services and maintain customer patronage. The successful district provides a variety of goods and services in an atmosphere of safety, convenience and attractiveness.

POLICY 1

Promote the multiple use of neighborhood commercial areas with priority given to neighborhood-serving retail and service activity.

The primary function of the neighborhood commercial district is to provide a safe, convenient and attractive area with a sufficient number of stores to offer a variety of goods and services to local residents at affordable prices. However, neighborhood commercial districts may also contain shops and restaurants catering to a clientele extending well beyond the immediate neighborhood. In addition, the district may also serve as a focal point for other community activities including recreational, civic, and cultural functions. Many neighborhood commercial districts also contain residential dwelling units, generally in the form of apartments and flats built above commercial spaces.

POLICY 2

Promote neighborhood commercial revitalization.

The ultimate success of a neighborhood commercial district depends upon factors which are beyond the scope of the public sector. Private sector investment must bear primary responsibility for economic revitalization and the maintenance of neighborhood commercial districts. A viable commercial district can only exist if the goods and services available are appropriate to the population it serves.))

((However, effective neighborhood commercial revitalization can rarely take place in the absence of a strong city commitment to assist local businesses and to provide the physical improvements and public services necessary to ensure confidence in local investors. The City must provide police and fire protection, adequate maintenance of streets, sidewalks and sanitation services, as well as proper enforcement of zoning, health and building codes to ensure the health and safety of merchants, residents and shoppers. Capital improvements should be made as required, including lighting, street furnishings, public spaces, and mini-parks. Traffic circulation, transit, and parking availability should be managed to allow maximum accessibility to the retail corridor with a minimum of congestion and disruption to the neighborhood.

Commercial districts serve as the primary locations for neighborhood-serving retail and service activity. Because there are alternate locations for the other uses, preference should be given to neighborhood-serving commercial uses in these districts, emphasizing retail and service uses on the ground floor. Special efforts should be directed at protecting the diversity of neighborhood-serving uses from overconcentration of any given use such as financial institutions, bars, or restaurants. However, the importance of employment opportunities, community activities, and housing availability is such that these other uses, especially residential units, should be encouraged in neighborhood commercial districts when they do not threaten the essential commercial viability of the district by occupying space which would otherwise be devoted to neighborhood serving commercial activity.

Because of this important relationship, efforts to upgrade neighborhood commercial districts should occur in conjunction with efforts to improve the quality of the surrounding community, with respect to physical conditions of the housing stock, recreation and open space, and delivery of services.

Almost all successful neighborhood commercial revitalization efforts are initiated by local businessmen with a strong desire and commitment to upgrade their businesses, property and neighborhoods. Because revitalization of an entire commercial district requires diligence and cooperation of all merchants and property owners sustained over a long period of time, a strong merchants' association is essential.

The City should provide businessmen who have exhibited a strong commitment to upgrade their areas with assistance in organizing or strengthening their merchants' association and preparing and carrying out their improvement.

In addition, the City should take an active role in encouraging cooperation and participation in commercial revitalization efforts by State and Federal agencies, private financial institutions, and local landlords, homeowners and residents. Community organizations involved in community development activities and the media should also be encouraged to support and assist in revitalization efforts.))

((POLICY 3

Protect environmental quality in neighborhood commercial areas.

Most of San Francisco's neighborhood commercial districts were developed concurrently with residential development and both have physical forms which relate to the needs and tastes prevalent during the first half of this century. During this period commercial units were built along streetcar lines and at major street intersections, often with residential flats on the upper floors, thus creating the familiar "linear" or "strip" commercial districts.

The importance of the automobile to the consumer's shopping trip must be recognized, particularly when many or large and bulky items are to be purchased. However, San Francisco's charm stems from its urban, rather than suburban, character. Preservation of traditional pedestrian and transit oriented compact commercial districts should be encouraged by discouraging through traffic and reducing its speed and by protecting the safety of pedestrians through the use of mid-block crosswalks, corner bulbs and encouraging pedestrian amenities such as mini parks and small public open spaces.

Continuous commercial frontage at the street level is especially important in small commercial districts. It helps to prevent the fragmentation and isolation of fringe areas, a phenomenon which tends to reduce pedestrian accessibility and detracts from the physical and aesthetic cohesiveness of the district. For these reasons, the following principles should be used in guiding development in neighborhood commercial districts:

- Encourage continuous building facades with retail or service activity on the ground floor.
- Discourage open parking lots, blank building walls, driveways, vacant lots or massive developments of any form.
- Encourage professional uses to locate above the ground floor, maintaining a balance with existing residential uses.

When a neighborhood shopping district begins to attract citywide or even regional clientele it may experience changes in character of its businesses and increases in traffic and parking congestion to such an extent that the district is no longer a source of neighborhood vitality, but rather a major disruption to neighborhood life. In such cases it may be necessary to impose reasonable limits on the number of establishments that are not primarily neighborhood serving in order to prevent further damage to the residential livability of the neighborhood. In any event, new uses should meet performance standards that will serve to minimize their impact on adjacent residential areas. Particular care should be taken with respect to the appearance of uses such as adult movies and bookstores which for legal or other reasons cannot be excluded from commercial areas, but which unless adequately controlled can be particularly disruptive to neighborhood tranquility.))

(POLICY 4

Maintain a presumption against the establishment of major new commercial development except in conjunction with adequately supportive residential development and public/private transportation capacity.

Economic growth exhibited in any given commercial area, when viewed from a citywide or regional perspective may not represent "real" or absolute growth but rather a relocation of economic activity from another commercial area which is experiencing decline. "Real" growth of retail activity requires an actual increase in expenditures which is directly linked to increases in disposable personal income. Because there are opportunities for business expansion within existing commercial areas, major new commercial development should be discouraged unless a significant new market is being created to support the proposed development.

POLICY 5

Encourage community-based economic development.

Community development corporations can with the proper leadership and direction, provide a useful vehicle for community ownership of local business enterprises providing employment to community residents or can be spent for needed community services. Encouragement and assistance should be given to organizations having the potential of successfully carrying out local economic development projects.))

TRANSPORTATION ELEMENT

Objectives and policies of the Transportation Element (as amended by Resolution No. 9434, June 24, 1982, reprinted January 1983) which specifically refer to neighborhood commercial districts are listed below. No amendments are proposed.

	<u>Page</u>
● General Objectives and Policies	
Criteria for Priority for Walking, Bicycling, or Short Distance Transit Vehicles, Number 3	13
● Pedestrian Circulation Plan, Policy 4	32
● Bicycle Plan, Objective 2, Policy 1	36
● Citywide Parking Plan	
Objective 1, Policy 1, Criterion 14	49
Objective 4, Policy 1	52

RESIDENCE ELEMENT

Objectives and policies of the Residence Element (as amended by Resolution 10045, June 28, 1984) which specifically refer to neighborhood commercial districts are listed below. No amendments to these policies are proposed.

	<u>Page</u>
● Objective 1, Policy 4, 3rd bullet	2.2
● Objective 2, Policy 2, 2nd paragraph	2.4
● Objective 3, Policies 1 and 2	2.8
● Objective 6, Policy 2	2.16
● Objective 8, Policy 1	2.25

In addition, the residential density table and Map B in Objective 2, Policy 4 should be amended as shown below.

- Policy 4

Adopt Specific Zoning Districts Which Conform to a Generalized Residential Land Use Plan.

Applying policies under this Objective 2 results in density patterns shown on the accompanying Generalized Residential Land Use Plan Map. Specific zoning districts should conform generally to this map, although minor variations consistent with the general density policies may be appropriate.

The Generalized Residential Land Use Plan provides for five density categories:

**Potential Residential and Population Density
By Zoning Districts**

Classification	Zoning Districts	Average Units Per Acre	Average Persons Per Acre*	General Location
Low Density	RH-1	14	24-31	Appropriate in areas for single families, located predominantly in the southern and western parts of the city.
Moderately-Low Density	RH-2 RH-3	36	64-94	Appropriate in the central hills areas, along Diamond Heights, Twin Peaks, and Potrero Hill, around Golden Gate Park in the Richmond, and northern part of the Sunset districts and in the Marina district.
Medium Density	RM-1, RC-1 C-1, C-2 M-1, M-2, <u>NC-1, NC-2,</u> <u>Sacramento,</u> <u>Street</u>	54	118	Appropriate for <u>some low-intensity neighborhood commercial districts and mixed-use ((non-))residential-commercial</u> and industrial districts, and certain areas adjacent to the commercial zones.
Moderately-High Density	RM-2, RM-3, RC-2, RC-3, NC-3, NC-S, <u>Broadway,</u> <u>Castro Street,</u> <u>Inner Clement Street,</u> <u>Outer Clement Street,</u> <u>Upper Fillmore Street,</u> <u>Haight Street,</u> <u>Hayes-Gough,</u> <u>Upper Market Street,</u> <u>North Beach NCD,</u> <u>Polk Street NCD,</u> <u>Union Street NCD,</u> <u>Valencia Street,</u> <u>24th Street-Mission,</u> <u>24th Street-Noe Valley</u>	91	160-240	Appropriate for the more intensely developed northeastern part of the city, <u>certain neighborhood commercial districts with moderately high existing residential development and good transit accessibility,</u> for major transit corridors such as Van Ness Avenue, in major redevelopment areas such as the Western Addition and the Golden Gateway areas, and in Nob Hill, Chinatown and North Beach.
High Density	RM-4, RC-4 C-3, C-M	283	475-760	Appropriate for certain areas in the northeastern part of the city, including downtown districts as well as heavy-commercial districts.

* Based on city-wide average household size of 2.19. See map on following page for average household size by Census Tract.



RESIDENCE ELEMENT MAP B : RESIDENTIAL DENSITY

↑
NCRS
Map 3

LOW DENSITY Average 12 units per acre	MODERATELY HIGH DENSITY Average 91 units per acre
MODERATELY LOW DENSITY Average 36 units per acre	HIGH DENSITY Average 283 units per acre
MEDIUM DENSITY Average 54 units per acre	PUBLIC AND HEAVY INDUSTRIAL AREAS

○ AREAS PROPOSED FOR REZONING
See Map A (Appropriate densities will be determined
in the rezoning studies)



PLANNING CODE TEXT AMENDMENTS

INTRODUCTION

This chapter presents language to establish Article 7, a new part of the City Planning Code, which establishes a comprehensive, flexible system of neighborhood commercial zoning controls. It contains four general area districts and fifteen individual area districts with controls which embrace the full range of land use issues in each district. A description and purpose statement for each district is accompanied by a chart which displays all applicable zoning controls, either directly or by reference to other sections of the Code. Article 7 also includes sections describing standards, permitted uses, definitions, and references to other Code sections.

All other sections of the Code to be modified are also presented in this chapter. These include all amendments to Articles 1, 1.2, 1.5, 1.7, 2, 2.5, 3, and 6, including minor references to neighborhood commercial (NC) districts and amendments which restructure or repeat provisions which already apply to the affected lots. These sections are presented in ordinance form appropriate for legislative action by the Board of Supervisors; code sections are included in their entirety, regardless of the extent of amendment to the section. Additions are indicated by underlined text. Deletions are indicated by ((double parentheses)) and in the case of large portions of text, by lines crossed through the deleted portions. Amendments which are in effect on an interim basis for the Downtown (C-3) districts are also indicated for the sections presented.

ARTICLE 7

NEIGHBORHOOD COMMERCIAL DISTRICTS

SEC. 701	NEIGHBORHOOD COMMERCIAL DISTRICT PROVISIONS
SEC. 702	CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS
SEC. 703	NEIGHBORHOOD COMMERCIAL DISTRICT REQUIREMENTS
SEC. 709	GUIDE TO UNDERSTANDING THE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROLS
SEC. 710	NC-1—NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT
SEC. 711	NC-2—SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 712	NC-3—MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 713	NC-S--NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT
SEC. 714	BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 715	CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 716	INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 717	OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 718	UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 719	HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 720	HAYES-GOUGH NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 721	UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 722	NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 723	POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 724	SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 725	UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 726	VALENCIA STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 727	24TH STREET-MISSION NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 728	24TH STREET-NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 790	DEFINITIONS FOR NEIGHBORHOOD COMMERCIAL DISTRICTS
SEC. 799	REFERENCES TO OTHER SECTIONS OF THE CITY PLANNING CODE

ARTICLE 7

NEIGHBORHOOD COMMERCIAL DISTRICTS

SEC. 701 NEIGHBORHOOD COMMERCIAL DISTRICT PROVISIONS.

This Article is adopted specifically for Neighborhood Commercial districts, as shown on the Zoning Map of the City and County of San Francisco. The provisions set forth or referenced in Article 7 shall apply to any use, property, structure, or development which is located in a Neighborhood Commercial district, unless otherwise provided for within this Code. In the event of conflict between provisions of Article 7 and other provisions of this Code, the provisions of Article 7 shall prevail.

SEC. 701.1 Purpose of Article 7. This Article is intended to provide a comprehensive and flexible zoning system for Neighborhood Commercial districts which is consistent with the objectives and policies set forth in the San Francisco Master Plan. More specifically, the purposes of this Article are:

- (a) To provide in one article a complete listing of or cross-reference to all of the zoning categories, definitions, control provisions, and review procedures which are applicable to properties or uses in Neighborhood Commercial districts.
- (b) To establish a zoning system which will accommodate all classes of Neighborhood Commercial districts including general districts for citywide area groupings and individual districts which are tailored to the unique characteristics of specific areas.
- (c) To provide zoning control categories which embrace the full range of land use issues in all Neighborhood Commercial districts, in order that controls can be applied individually to each district class to address particular land use concerns in that district.

SEC. 702 CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS.

SEC. 702.1 Neighborhood Commercial Use Districts. The following districts are established for the purpose of implementing the Commerce and Industry element and other elements of the Master Plan, according to the objective and policies stated therein. Description and Purpose Statements outline the main functions of each Neighborhood Commercial (NC) district in the Zoning Plan for San Francisco, supplementing the statements of purpose contained in Section 101 of this Code.

The description and purpose statements and land use controls applicable to each of the general and individual area districts are set forth in Sections 710 through 728 for each district class. The boundaries of the various Neighborhood Commercial districts are shown on the Zoning Map referred to in Section 105, subject to the provisions of Section 105.

General Area Districts

Section Number

NC-1--Neighborhood Commercial Cluster District	§ 710
NC-2--Small-Scale Neighborhood Commercial District	§ 711
NC-3--Moderate-Scale Neighborhood Commercial District	§ 712
NC-S--Neighborhood Commercial Shopping Center District	§ 713

Individual Area Districts

Section Number

Broadway Neighborhood Commercial District	§ 714
Castro Street Neighborhood Commercial District	§ 715
Inner Clement Street Neighborhood Commercial District	§ 716
Outer Clement Street Neighborhood Commercial District	§ 717
Upper Fillmore Street Neighborhood Commercial District	§ 718
Haight Street Neighborhood Commercial District	§ 719
Hayes-Gough Neighborhood Commercial District	§ 720
Upper Market Street Neighborhood Commercial District	§ 721
North Beach Neighborhood Commercial District	§ 722
Polk Street Neighborhood Commercial District	§ 723
Sacramento Street Neighborhood Commercial District	§ 724
Union Street Neighborhood Commercial District	§ 725
Valencia Street Neighborhood Commercial District	§ 726
24th Street-Mission Neighborhood Commercial District	§ 727
24th Street-Noe Valley Neighborhood Commercial District	§ 728

SEC. 702.2

Special Use Districts. In addition to the Neighborhood Commercial use districts established by Section 702.1 of this Code, certain special use districts established in Sections 236 through 245 are located within certain Neighborhood Commercial district boundaries. The designations, locations, and boundaries of the special use districts are as provided below.

Section Number

Garment Shop Special Use District	§ 236
Northern Waterfront Special Use District	§ 240
Ocean Avenue Affordable Housing Special Use District	§ 243
Monterey Boulevard Affordable Housing Special Use District	§ 244

SEC. 703

NEIGHBORHOOD COMMERCIAL DISTRICT REQUIREMENTS.

The Neighborhood Commercial district zoning control categories consist of building standards listed in Section 703.1 and permitted uses listed in Section 703.2. The controls are either stated, or summarized and cross-referenced to the Sections in other Articles of this Code containing the requirements, in Sections 710 through 728, for each of the district classes listed in Section 702.1.

SEC. 703.1

Building Standards. Building standards are controls which regulate the general size, shape, character, and design of development in Neighborhood Commercial districts. They are set forth or summarized and cross-referenced in the zoning control categories as listed in paragraph (a) below in Sections 710 through 728 for each district class.

- (a) **Building Standard Categories.** The building categories which govern Neighborhood Commercial districts are listed below by zoning control category and number and cross-referenced to the Code Section containing the standard and the definition.

<u>No.</u>	<u>Zoning Control Categories for Building Standards</u>	<u>Section Number of Standard</u>	<u>Section Number of Definition</u>
.10	Height and Bulk	Zoning Map	§ 102.11
.11	Lot Size [Per Development]	§ 121.5	§ 790.56
.12	Rear Yard	§ 134(a)(e)	§ 134
.13	Street Frontage	§ 145.1	
.14	Awning	§ 136.1(a)	§ 790.20
.15	Canopy	§ 136.1(b)	§ 790.26
.16	Marquee	§ 136.1(c)	§ 790.58
.17	Street Trees	§ 143	
.20	Floor Area Ratio	§§ 123-124	§ 102.8-.10
.21	Use Size [Non-Residential]	§ 121.7	§ 790.130
.22	Off-Street Parking, Commercial and Institutional	§ 151	§ 150
.23	Off-Street Freight Loading	§ 152	§ 150
.30	General Advertising Sign	§ 607.1(c)	§ 602.7
.31	Business Sign	§ 607.1(d)	§ 602.3
.91	Residential Density, Dwelling Units	§ 207.2	§ 207
.92	Residential Density, Other	§ 208	§ 208
.93	Usable Open Space	§ 135(d)	§ 135
.94	Off-Street Parking, Residential	§ 151	§ 150

SEC. 703.2

Uses Permitted in Neighborhood Commercial Districts. A use is the specific purpose for which a property or building is used, occupied, maintained, or leased. Whether or not a use is permitted in a specific district is set forth or summarized and cross-referenced in the zoning control categories as listed in paragraph (a) below in Sections 710 through 728 for each district class.

- (a) **Use Categories.** The uses, functions, or activities, which are permitted in each Neighborhood Commercial district class are listed below by zoning control category and number and cross-referenced to the Code Section containing the definition.

<u>No.</u>	<u>Zoning Control Categories for Uses</u>	<u>Section Number of Use Definition</u>
.24	Outdoor Activity Area	§ 790.70
.25	Drive-Up Facility	§ 790.30
.26	Walk-Up Facility	§ 790.140
.27	Hours of Operation	§ 790.48
.38	Residential Conversion	§ 790.84
.39	Residential Demolition	§ 790.86
.40	Other Retail Sales and Services	§ 790.102
.41	Bar	§ 790.22

.42	Full-Service Restaurant	\$ 790.92
.43	Fast Food Restaurant	\$ 790.90
.44	Take-Out Food	\$ 790.122
.45	Movie Theater	\$ 790.64
.46	Adult Entertainment	\$ 790.36
.47	Other Entertainment	\$ 790.38
.48	Amusement Game Arcade	\$ 790.4
.49	Financial Service	\$ 790.110
.50	Limited Financial Service	\$ 790.112
.51	Medical Service	\$ 790.114
.52	Personal Service	\$ 790.116
.53	Business or Professional Service	\$ 790.108
.54	Massage Establishment	\$ 790.60
.55	Tourist Hotel	\$ 790.46
.56	Automobile Parking	\$ 790.8
.57	Automotive Gas Station	\$ 790.14
.58	Automotive Service Station	\$ 790.17
.59	Automotive Repair	\$ 790.15
.60	Automotive Wash	\$ 790.18
.61	Automobile Sale or Rental	\$ 790.12
.62	Animal Hospital	\$ 790.6
.63	Ambulance Service	\$ 790.2
.64	Mortuary	\$ 790.62
.65	Trade Shop	\$ 790.124
.70	Administrative Service	\$ 790.106
.71	Light Manufacturing or Wholesale Sales	\$ 790.54
.80	Hospital or Medical Center	\$ 790.44
.81	Other Institutions	\$ 790.50
.82	Public Use	\$ 790.80
.90	Residential Use	\$ 790.88
.95	Community Residential Parking	\$ 790.10

- (b) **Use Limitations.** The uses set forth in Paragraph (a) above, are permitted in Neighborhood Commercial districts as either principal, conditional, accessory, or temporary uses as stated in this Section, and as set forth or summarized and cross-referenced in the zoning control categories as listed in Paragraph (a) below in Sections 710 through 728 for each district class.

1. **Permitted Uses.** All permitted uses shall be conducted within an enclosed building in Neighborhood Commercial districts, unless otherwise specifically allowed in this Code.

If there are two or more uses in a structure and none is classified below under Section 703.2(b)1.(C) as accessory, then each of these uses will be considered separately as independent principal or conditional uses.

- (A) **Principal Uses.** Principal uses are permitted as of right in a Neighborhood Commercial district, when so indicated in Sections 710 through 728 for each district class.
- (B) **Conditional Uses.** Conditional uses are permitted in a Neighborhood Commercial district when authorized by the City Planning Commission; whether a use is

conditional in a given district is indicated in Sections 710 through 728. Conditional uses are subject to the provisions set forth in Section 315.

- (C) **Accessory Uses.** Subject to the limitations set forth below and in Sections 204.1 (Accessory Uses for Residential Uses) and 204.5 (Parking and Loading as Accessory), a related minor use which is either necessary to the operation or enjoyment of a lawful principal use or conditional use, or is appropriate, incidental and subordinate to any such use, shall be permitted as an accessory use when located on the same lot.

No use will be considered accessory to a permitted principal or conditional use which involves or requires any of the following:

- (i) Any restaurant, take-out food, other entertainment, or other retail establishment which establishment serves liquor for consumption on-site, as defined in Section 790.22.
 - (ii) Any deli counter operating as a fast food restaurant or take-out food service within a retail grocery or specialty food store when such store occupies less than 3500 square feet of gross floor area.
 - (iii) The wholesaling, manufacturing or processing of foods, goods, or commodities on the premises of an establishment which does not also operate as a retail storefront that is open during normal business hours to the general public.
- (D) **Temporary Uses.** Temporary uses are permitted uses, subject to the provisions set forth in Section 205 of this Code.

2. Not Permitted Uses.

- (A) Uses which are not specifically listed in this Article are not permitted unless determined by the Zoning Administrator to be permitted uses in accordance with Section 307(a) of this Code.
- (B) No use, even though listed as a permitted use, shall be permitted in a Neighborhood Commercial District which, by reason of its nature or manner of operation, creates conditions that are hazardous, noxious, or offensive through the emission of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or excessive noise.

GUIDE TO UNDERSTANDING THE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROLS.

Neighborhood Commercial district controls are set forth in the Zoning Control Tables in Sections 710 through 728 of this Code.

- (a) The first column in the Zoning Control Table, titled "No." provides a category number for each zoning control category.
- (b) The second column in the table, titled "Zoning Control Category," lists each zoning control category which is regulated in Article 7.
- (c) The third column, titled "\$ References," contains numbers of other sections in the Planning Code and other City codes, in which additional control provisions, including definitions, are contained.
- (d) In the fourth column, the controls applicable to the various Neighborhood Commercial districts are indicated either directly or by reference to other Code sections which contain the controls.

The following symbols are used in this table:

- P -- Permitted as a principal use.
- C -- Permitted as a conditional use, subject to the provisions set forth in Section 315.
- A blank space on the table indicates that the use or feature is not permitted. Unless a use or feature is specifically listed as permitted or required, such use or feature is prohibited.
- # -- See specific provisions listed by Section and Zoning Category number at the end of the table.
- 1st -- 1st story and below
- 2nd -- 2nd story
- 3rd -- 3rd story and above

SEC. 710.1

NC-1—Neighborhood Commercial Cluster District.

NC-1 districts are intended to serve as local neighborhood shopping clusters, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours.

These NC-1 districts are characterized by their location in residential neighborhoods, often in outlying areas of the city. These districts have the lowest intensity commercial development in the city, generally consisting of less than one or two blocks and in most cases having less than 600 feet of commercial frontage. The NC-1 districts include small clusters with three or more commercial establishments, commonly grouped around a corner; and in some cases short linear commercial strips with low-scale, interspersed mixed-use (residential-commercial) development.

Building controls for the NC-1 district promote low intensity development which is compatible with the existing scale and character of these neighborhood areas within the predominant 40-foot height district. Commercial development is limited to one story. Rear yard requirements at all levels preserve existing backyard space.

NC-1 commercial use provisions encourage the full range of neighborhood commercial convenience retail sales and services at the first story provided that the use size is limited to 2,500 square feet. However, commercial uses and features which could impact residential livability are prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late night activity; eating and drinking establishments are restricted, depending upon the intensity of such uses in nearby commercial districts.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions.

SEC. 710
NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT
NC-1 ZONING CONTROL TABLE

			SEC. 710
			NC-1
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260, 270, 271	40-X See Zoning Map
.11	Lot Size [Per Development]	§§ 790.56, 121	P up to 5000 sq.ft., C 5001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	
.16	Marquee	§ 790.58	
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	1.8 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 2500 sq.ft., C 2501 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)

			SEC. 710	
			NC-1	
No.	Zoning Category	§ References	Controls	
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)	
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere	
.25	Drive-Up Facility	§ 790.30		
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise	
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 11 p.m. C: 11 p.m. - 2 a.m.	
.30	General Advertising Sign	§§ 602-604,608.1 608.2,608.5-.8		
.31	Business Sign	§§ 602-604,608.1 608.2,608.5-.8	P § 607.1(d)	

			Controls by Story		
		§ 790.118	1st	2nd	3rd +
.38	Residential Conversion	§ 790.84	P		
.39	Residential Demolition	§ 790.86	C	C	C

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P		
.41	Bar	§ 790.22	P#		
.42	Full-Service Restaurant	§ 790.92	P#		
.43	Fast Food Restaurant	§ 790.90	C#		
.44	Take-Out Food	§ 790.122	C#		

			SEC. 710		
			NC-1		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64			
.46	Adult Entertainment	§ 790.36			
.47	Other Entertainment	§ 790.38	C		
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code			
.49	Financial Service	§ 790.110			
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114	P		
.52	Personal Service	§ 790.116	P		
.53	Business or Professional Service	§ 790.108	P		
.54	Massage Establishment	§ 790.60 § 2700 Police Code			
.55	Tourist Hotel	§ 790.46			
.56	Automobile Parking	§§ 790.8, 156, 160	C		
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6			
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			

			SEC. 710		
			NC-1		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P		

Non-Retail Sales and Services

.70	Administrative Service	§ 790.106			
.71	Light Manufacturing or Wholesale Sales	§ 790.54			

Institutions

.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	
.82	Public Use	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 800 sq.ft. lot area § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	Generally, 1 bedroom per 275 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Generally, either 100 sq.ft. if private, or 133 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR NC-1 DISTRICTS

Section	Zoning Controls
710.41	P if located more than one-quarter mile from any district with more restrictive controls; otherwise, same as more restrictive control
710.42	
710.43	C if located more than one-quarter mile from any district with more restrictive controls; otherwise, same as more restrictive control
710.44	

SEC. 711.1

NC-2--Small-Scale Neighborhood Commercial District.

The NC-2 district is intended to serve as the city's small-scale neighborhood commercial district. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 districts are commonly located along both collector and arterial streets which have transit routes.

These districts range in size from two or three blocks to many blocks, although the commercial development in longer districts may be interspersed with housing or other land uses. Buildings typically range in height from two to four stories with occasional one-story commercial buildings.

The small-scale district controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Eating and drinking, entertainment, and financial service uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at the first and second stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions.

SEC. 711
SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT
NC-2 ZONING CONTROL TABLE

			SEC. 711
			NC-2
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11,105, 106,250-252,260 270,271	Generally, 40-X See Zoning Map
.11	Lot Size [Per Development]	§§ 790.56,121	P up to 10,000 sq.ft., C 10,001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130,134,136	Required at the second story and above and at all residential levels § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8,102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 3500 sq.ft., C 3501 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)

			SEC. 711	
			NC-2	
No.	Zoning Category	§ References	Controls	
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)	
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere	
.25	Drive-Up Facility	§ 790.30		
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise	
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.	
.30	General Advertising Sign	§§ 602-604,608.1 608.2,608.5-.7	P § 607.1(c)	
.31	Business Sign	§§ 602-604,608.1 608.2,608.5-.7	P § 607.1(d)	

			Controls by Story		
		§ 790.118	1st	2nd	3rd +
.38	Residential Conversion	§ 790.84	P	C	
.39	Residential Demolition	§ 790.86	C	C	C

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
.41	Bar	§ 790.22	P		
.42	Full-Service Restaurant	§ 790.92	P		
.43	Fast Food Restaurant	§ 790.90	C		
.44	Take-Out Food	§ 790.122	C		

			SEC. 711		
			NC-2		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64	P		
.46	Adult Entertainment	§ 790.36			
.47	Other Entertainment	§ 790.38	P		
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code			
.49	Financial Service	§ 790.110	P		
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114	P	P	
.52	Personal Service	§ 790.116	P	P	
.53	Business or Professional Service	§ 790.108	P	P	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	P	
.55	Tourist Hotel	§ 790.46	C	C	
.56	Automobile Parking	§§ 790.8, 156, 160	C	C	
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			

			SEC. 711		
			NC-2		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P	C	

Non-Retail Sales and Services

.70	Administrative Service	§ 790.106	C	C	
.71	Light Manufacturing or Wholesale Sales	§ 790.54	C#	#	

Institutions

.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	
.82	Public Use	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 800 sq.ft. lot area # § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	Generally, 1 bedroom per 275 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Generally, either 100 sq.ft. if private, or 133 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR NC-2 DISTRICTS

Section	Zoning Controls
§ 711.71	§ 236 - Garment Shop Special Use District Applicable only for portions of the Pacific Avenue NC-2 District as mapped on Sectional Map No. 1 SUa P for garment shops on the 1st and 2nd story
§ 711.91	§ 244 - Monterey Boulevard Affordable Housing Special Use District Applicable only for portions of the Monterey Boulevard NC-2 District as mapped on Sectional Map 12 SU 1 unit per 600 sq.ft. lot area by Conditional Use

SEC. 712.1

NC-3—Moderate Scale Neighborhood Commercial District.

NC-3 districts are intended in most cases to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NC-3 districts are linear districts located along heavily-trafficked thoroughfares which also serve as major transit routes.

NC-3 districts include some of the longest linear commercial streets in the city, some of which have continuous retail development for many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-scaled commercial streets, although the districts may include small as well as moderately-scaled lots. Buildings typically range in height from two to four stories with occasional taller structures.

NC-3 building standards encourage moderately large commercial uses and buildings. Rear yards are protected at residential levels.

A diversified commercial environment is encouraged for the NC-3 district, and a wide variety of uses are permitted. Eating and drinking, entertainment, financial service and certain auto uses are generally permitted with certain limitations at the first and second stories. Other retail businesses, personal services and offices are permitted at all stories of new buildings. Limited wholesale and light manufacturing activities are permitted only at the first story.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions.

SEC. 712
MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT
NC-3 ZONING CONTROL TABLE

			SEC. 712
			NC-3
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260 270, 271	Generally, 40-X See Zoning Map
.11	Lot Size [Per Development]	§§ 790.56, 121	P up to 10,000 sq.ft., C 10,001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 5000 sq.ft., C 5001 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)

			SEC. 712
			NC-3
No.	Zoning Category	§ References	Controls
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise
.27	Hours of Operation	§ 790.48	No Limit
.30	General Advertising Sign	§§ 602-604, 608.1-.3,608.5-.8 608.10	P # § 607.1(c)
.31	Business Sign	§§ 602-604, 608.1-.3,608.5-.8 608.10	P # § 607.1(d)

			Controls by Story		
			1st	2nd	3rd +
.38	Residential Conversion	§ 790.84	P	C	C
.39	Residential Demolition	§ 790.86	C	C	C

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	P
.41	Bar	§ 790.22	P	P	
.42	Full-Service Restaurant	§ 790.92	P	P	
.43	Fast Food Restaurant	§ 790.90	C	C	
.44	Take-Out Food	§ 790.122	C	C	

			SEC. 712		
			NC-3		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64	P	P	
.46	Adult Entertainment	§ 790.36			
.47	Other Entertainment	§ 790.38	P	P	
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code	C		
.49	Financial Service	§ 790.110	P	P	
.50	Limited Financial Service	§ 790.112	P	P	
.51	Medical Service	§ 790.114	P	P	P
.52	Personal Service	§ 790.116	P	P	P
.53	Business or Professional Service	§ 790.108	P	P	P
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	P	P
.55	Tourist Hotel	§ 790.46	C	C	C
.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
.57	Automotive Gas Station	§ 790.14	C		
.58	Automotive Service Station	§ 790.17	C		
.59	Automotive Repair	§ 790.15	C	C	
.60	Automotive Wash	§ 790.18	C		
.61	Automobile Sale or Rental	§ 790.12	C		
.62	Animal Hospital	§ 790.6	C	C	
.63	Ambulance Service	§ 790.2	C		
.64	Mortuary	§ 790.62	C	C	C

			SEC. 712		
			NC-3		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P	C	C

Non-Retail Sales and Services

.70	Administrative Service	§ 790.106	C	C	C
.71	Light Manufacturing or Wholesale Sales	§ 790.54	C		

Institutions

.80	Hospital or Medical Center	§ 790.44	C	C	C
.81	Other Institutions	§ 790.50	P	C	C
.82	Public Use	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 600 sq.ft. lot area # § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	Generally, 1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Generally, either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR NC-3 DISTRICTS

Section	Zoning Controls
§ 712.30 § 712.31	§ 608.8 - Market Street Special Sign District Applicable only for portions of the Market Street NC-3 District from Franklin to Octavia Streets as mapped on Sectional Map SSD Special restrictions and limitations for signs
§ 712.30 § 712.31	§ 608.10 - Upper Market Street Special Sign District Applicable only for portions of the Market Street NC-3 District from Octavia to Church Streets as mapped on Sectional Map SSD Special restrictions and limitations for signs
§ 712.91	§ 243 - Ocean Avenue Affordable Housing Special Use District Applicable only for portions of Ocean Avenue NC-3 District as mapped on Sectional Map 12 SU 1 unit per 400 sq.ft. lot area by Conditional Use

SEC. 713.1**NC-S--Neighborhood Commercial Shopping Center District.**

NC-S districts are intended to serve as small and mid-sized shopping centers or supermarket sites which provide retail goods and services for primarily car-oriented shoppers. They commonly contain at least one anchor department store or supermarket, and some districts also have small medical office buildings. The range of services offered at their retail outlets usually serves a larger population than the immediate neighborhood. These districts encompass some of the most recent (post-1945) retail development in San Francisco's neighborhoods and serve as an alternative to the linear shopping street.

Shopping centers and supermarket sites contain mostly one-story buildings which are removed from the street edge and set in a parking lot. Outdoor pedestrian activity consists primarily of trips between the parking lot and the stores on-site. Ground and second stories are devoted to retail sales and some personal services and offices.

The NC-S standards and use provisions allow for large commercial uses and buildings. Rear yards are not required for new development. Most retail businesses are permitted at all stories, but limitations apply to fast-food restaurants and take-out food uses. Some auto uses are limited to the first story, while auto repair and sale or rental businesses can locate at the second story under certain circumstances. Limited wholesale, light manufacturing and administrative service activities are permitted with some restrictions.

Housing development in new buildings is encouraged at the upper stories. Existing residential units are protected by limitations on demolitions and upper-story conversions.

SEC. 713
NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT
NC-S ZONING CONTROL TABLE

			SEC. 713
			NC-S
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260, 270, 271	Generally, 40-X See Zoning Map
.11	Lot Size [Per Development]	§§ 790.56, 121	Not Applicable
.12	Rear Yard	§§ 130, 134, 136	Not Required
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 5000 sq.ft., C 5001 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)

			SEC. 713
			NC-S
No.	Zoning Category	§ References	Controls
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere
.25	Drive-Up Facility	§ 790.30	C
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise
.27	Hours of Operation	§ 790.48	No Limit
.30	General Advertising Sign	§§ 602-604,608.1 608.2,608.5-.8	P § 607.1(c)
.31	Business Sign	§§ 602-604,608.1 608.2,608.5-.8	P § 607.1(d)

			Controls by Story				
			§ 790.118	1st	2nd	3rd +	
.38	Residential Conversion		§ 790.84	P	C	C	
.39	Residential Demolition		§ 790.86	C	C	C	

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	P
.41	Bar	§ 790.22	P	P	P
.42	Full-Service Restaurant	§ 790.92	P	P	P
.43	Fast Food Restaurant	§ 790.90	C	C	C
.44	Take-Out Food	§ 790.122	C	C	C

			SEC. 713		
			NC-S		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64	P	P	P
.46	Adult Entertainment	§ 790.36			
.47	Other Entertainment	§ 790.38	P	P	P
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code	P		
.49	Financial Service	§ 790.110	P	P	P
.50	Limited Financial Service	§ 790.112	P	P	P
.51	Medical Service	§ 790.114	P	P	P
.52	Personal Service	§ 790.116	P	P	P
.53	Business or Professional Service	§ 790.108	P	P	P
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	P	P
.55	Tourist Hotel	§ 790.46	P	P	P
.56	Automobile Parking	§§ 790.8,156,160	P	P	P
.57	Automotive Gas Station	§ 790.14	C		
.58	Automotive Service Station	§ 790.17	P		
.59	Automotive Repair	§ 790.15	P	C	
.60	Automotive Wash	§ 790.18	C		
.61	Automobile Sale or Rental	§ 790.12	C	C	
.62	Animal Hospital	§ 790.6	C	C	
.63	Ambulance Service	§ 790.2	C	C	
.64	Mortuary	§ 790.62	C	C	C

			SEC. 713		
			NC-S		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P	P	P

Non-Retail Sales and Services

.70	Administrative Service	§ 790.106	C	C	C
.71	Light Manufacturing or Wholesale Sales	§ 790.54	C	C	C

Institutions

.80	Hospital or Medical Center	§ 790.44	C	C	C
.81	Other Institutions	§ 790.50	P	C	C
.82	Public Use	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 600 sq.ft. lot area § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	Generally, 1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Generally, either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SEC. 714.1

Broadway Neighborhood Commercial District.

The Broadway neighborhood commercial district, located in the northeast quadrant of San Francisco, extends along Broadway from the entrance to the Broadway Tunnel west of Powell Street to slightly east of Osgood Place. It is part of a larger commercial area which includes North Beach to the north, Chinatown to the south and west, and Jackson Square to the southeast.

Broadway's fame and popularity as a citywide and regional entertainment district is derived from a concentration of nightclubs, music halls, adult theaters, bars, and restaurants between Grant Avenue and Montgomery Street. These places attract locals and visitors alike, mainly in the evening and late night hours. The western section of Broadway contains a lively mix of small-scale restaurants and stores. In addition to the retail and entertainment businesses, Broadway contains many upper-story residential hotels. Due to its proximity to downtown, there is strong pressure to develop upper-story offices, particularly in the eastern section of the district.

The Broadway district controls are designed to encourage development that is compatible with the existing moderate building scale and mixed-use character, and maintain the district's balance of entertainment uses, restaurants, and small-scale retail stores. New buildings exceeding 40 feet in height will be carefully reviewed and rear yards at residential levels are protected. Most commercial uses in new buildings are permitted at the first two stories. In order to protect the livability of the area, limitations apply to new fast-food restaurants, take-out food and adult entertainment uses at the first and second stories. Financial services and amusement game arcades are allowed on the ground story subject to certain conditions. Non-retail offices are prohibited in order to prevent encroachment of the adjoining downtown office uses. Due to the high traffic volume on Broadway, most automobile and drive-up uses are prohibited in order to prevent further traffic congestion. Parking garages are permitted if their ingress and egress do not disrupt the traffic flows on Broadway.

Housing development in new buildings is encouraged above the second story. Existing housing is protected by limitations on demolitions and upper-story conversions.

SEC. 714
BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

			SEC. 714
			Broadway
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260 270, 271	P up to 40 feet C 40-65 feet # § 253.1
.11	Lot Size [Per Development]	§§ 790.56, 121	P up to 5000 sq.ft., C 5001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 3000 sq.ft., C 3001 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)

			SEC. 714
			Broadway
No.	Zoning Category	§ References	Controls
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise
.27	Hours of Operation	§ 790.48	No Limit
.30	General Advertising Sign	§§ 602-604,608.1 608.2	P § 607.1(c)
.31	Business Sign	§§ 602-604,608.1 608.2	P § 607.1(d)

		Controls by Story			
		§ 790.118	1st	2nd	3rd +
.38	Residential Conversion	§ 790.84	P	C	
.39	Residential Demolition	§ 790.86	C	C	C

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
.41	Bar	§ 790.22	P	P	
.42	Full-Service Restaurant	§ 790.92	P	P	
.43	Fast Food Restaurant	§ 790.90	C	C	
.44	Take-Out Food	§ 790.122	C	C	

SEC. 714

Broadway

Controls by Story

No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64	P	P	
.46	Adult Entertainment	§ 790.36	C	C	
.47	Other Entertainment	§ 790.38	P	P	
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code	C		
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	C		
.51	Medical Service	§ 790.114	P	P	
.52	Personal Service	§ 790.116	P	P	
.53	Business or Professional Service	§ 790.108	P	P	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	P	
.55	Tourist Hotel	§ 790.46	C	C	C
.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			

			SEC. 714		
			Broadway		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P	C	

Non-Retail Sales and Services

.70	Administrative Service	§ 790.106			
.71	Light Manufacturing or Wholesale Sales	§ 790.54	#	#	

Institutions

.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	
.82	Public Use	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	1 unit per 400 sq.ft. lot area § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	1 bedroom per 140 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Either 60 sq.ft. if private, or 80 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT

Section		Zoning Controls
§ 714.10	§ 253.1	- 65-A-1 Height and Bulk District as mapped on Sectional Map 1H
§ 714.71	§ 236	- Garment Shop Special Use District Applicable only for portions of the Broadway NCD District as mapped on Sectional Map No. 1 SUa P for garment shops on the 1st and 2nd story

SEC. 715.1

Castro Street Neighborhood Commercial District.

The Castro Street district is situated in Eureka Valley, close to the geographic center of San Francisco between the Mission District, Twin Peaks, and Upper Market Street. The physical form of the district is a crossing at Castro and 18th Streets, the arms of which contain many small, but intensely active commercial businesses. The multi-purpose commercial district provides both convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active both in the daytime and late into the evening and include a number of bars, restaurants and specialty clothing and gift stores. The district also supports a number of offices in converted residential buildings.

The Castro Street district controls are designed to maintain existing small-scale development and promote a balanced mix of uses. Building standards permit small-scale buildings and uses and protect rear yards above the ground story and at residential levels. In new buildings, most commercial uses are permitted at the ground and second stories. Special controls are necessary to preserve the existing equilibrium of convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent residential livability, controls prohibit additional eating and drinking establishments and permit with certain limitations new late-night commercial uses, and ground-story adult and other entertainment and financial service uses. The continuous retail frontage is maintained by prohibiting most automobile and drive-up uses.

Housing development in new buildings is encouraged above the second story. Existing housing units are protected by limitations on demolitions and upper-story conversions.

SEC. 715
CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

			SEC. 715
			Castro Street
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260, 270, 271	40-X to 65-B See Zoning Map
.11	Lot Size [Per Development]	§§ 790.56, 121	P up to 5000 sq.ft., C 5001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 2500 sq.ft., C 2501 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)

			SEC. 715
			Castro Street
No.	Zoning Category	§ References	Controls
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.
.30	General Advertising Sign	§§ 602-604,608.1 608.2,608.7 608.10	
.31	Business Sign	§§ 602-604,608.1 608.2,608.5-.8 608.10	P # § 607.1(d)

			Controls by Story		
		§ 790.118	1st	2nd	3rd +
.38	Residential Conversion	§ 790.84	P	C	C
.39	Residential Demolition	§ 790.86	C	C	C

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
.41	Bar	§ 790.22			
.42	Full-Service Restaurant	§ 790.92			
.43	Fast Food Restaurant	§ 790.90			
.44	Take-Out Food	§ 790.122			

			SEC. 715		
			Castro Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64	P		
.46	Adult Entertainment	§ 790.36	C		
.47	Other Entertainment	§ 790.38	C		
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code			
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	C		
.51	Medical Service	§ 790.114	P	P	C
.52	Personal Service	§ 790.116	P	P	C
.53	Business or Professional Service	§ 790.108	P	P	C
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	P	
.55	Tourist Hotel	§ 790.46	C	C	
.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			

			SEC. 715		
			Castro Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P	C	

Non-Retail Sales and Services

.70	Administrative Service	§ 790.106			
.71	Light Manufacturing or Wholesale Sales	§ 790.54			

Institutions

.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	
.82	Public Use	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	1 unit per 600 sq.ft. lot area § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT

Section	Zoning Controls
§ 715.31	§ 608.10 - Upper Market Street Special Sign District Applicable only for portions of the Castro Street NCD as mapped on Sectional Map SSD Special restrictions and limitations for signs

SEC. 716.1

Inner Clement Street Neighborhood Commercial District.

The Inner Clement Street commercial district is located on Clement Street between Arguello Boulevard and Funston Avenue in the eastern portion of the Richmond district of northwest San Francisco. The district provides a wide selection of convenience goods and services for the residents of the Inner Richmond neighborhood. Inner Clement Street has one of the greatest concentrations of restaurants of any commercial street in San Francisco, drawing customers from throughout the city and region. There are also a significant number of professional, realty, and business offices as well as financial institutions. The pleasant pedestrian character of the district is derived directly from the intensely active retail frontage on Clement Street.

The Inner Clement Street district controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that supports the district's vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply uses at the second story. Special controls are necessary to preserve the equilibrium of convenience and comparison shopping businesses and protect adjacent residential livability. These controls prohibit additional eating and drinking establishments, and limit late-night commercial uses, and ground-story financial service and entertainment uses. In order to maintain the street's active retail frontage, controls also prohibit most new automobile and drive-up uses.

Housing development is encouraged in new buildings above the ground story. Existing residential units are protected by prohibitions on upper-story conversions and limitations on demolitions.

SEC. 716
INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

			SEC. 716
			Inner Clement Street
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260, 270, 271	40-X
.11	Lot Size [Per Development]	§§ 790.56, 121	P up to 5000 sq.ft., C 5001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 2500 sq.ft., C 2501 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)

			SEC. 716
			Inner Clement Street
No.	Zoning Category	§ References	Controls
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.
.30	General Advertising Sign	§§ 602-604,608.1 608.2	
.31	Business Sign	§§ 602-604,608.1 608.2	P § 607.1(d)

		Controls by Story			
		§ 790.118	1st	2nd	3rd +
.38	Residential Conversion	§ 790.84	P		
.39	Residential Demolition	§ 790.86	C	C	C

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	C	
.41	Bar	§ 790.22			
.42	Full-Service Restaurant	§ 790.92			
.43	Fast Food Restaurant	§ 790.90			
.44	Take-Out Food	§ 790.122			

			SEC. 716		
			Inner Clement Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64	P		
.46	Adult Entertainment	§ 790.36			
.47	Other Entertainment	§ 790.38	C		
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code			
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	C		
.51	Medical Service	§ 790.114	P	C	
.52	Personal Service	§ 790.116	P	C	
.53	Business or Professional Service	§ 790.108	P	C	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	C	
.55	Tourist Hotel	§ 790.46	C	C	
.56	Automobile Parking	§§ 790.8,156,160	C	C	C
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			

			SEC. 716		
			Inner Clement Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P	C	

Non-Retail Sales and Services

.70	Administrative Service	§ 790.106			
.71	Light Manufacturing or Wholesale Sales	§ 790.54			

Institutions

.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	
.82	Public Use	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	1 unit per 600 sq.ft. lot area § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SEC. 717.1**Outer Clement Street Neighborhood Commercial District.**

The Outer Clement Street neighborhood commercial district is located on Clement Street between 19th Avenue and 27th Avenue in the western portion of the Richmond District. The shopping area contains small-scale convenience businesses, as well as many restaurants and a movie theater. The district's restaurants serve a neighborhood and citywide clientele during the evening hours, while convenience shopping uses cater for the most part to daytime neighborhood shoppers. Outer Clement Street contains many mixed-use buildings with some fully-commercial and fully-residential buildings interspersed between them.

The Outer Clement Street district controls are designed to promote development that is in keeping with the district's existing small-scale, mixed-use character. The building standards monitor large-scale development and protect rear yards at all levels. Future commercial growth is directed to the ground story in order to promote more continuous and active retail frontage. Additional eating and drinking establishments are prohibited, while ground-story entertainment and financial service uses are monitored in order to limit the problems of traffic, congestion, noise and late-night activity associated with such uses. Other controls restricting late-night activity, hotels, automobile uses, and drive-up facilities are designed to preserve the low-intensity character of the district.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by prohibitions of upper-story conversions and limitations on demolitions.

SEC. 717
OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

			SEC. 717
			Outer Clement Street
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260, 270, 271	40-X
.11	Lot Size [Per Development]	§§ 790.56, 121	P up to 5000 sq.ft., C 5001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 2500 sq.ft., C 2501 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)

			SEC. 717	
			Outer Clement Street	
No.	Zoning Category	§ References	Controls	
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)	
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere	
.25	Drive-Up Facility	§ 790.30		
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise	
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 11 p.m. C: 11 p.m. - 2 a.m.	
.30	General Advertising Sign	§§ 602-604,608.1 608.2,608.5-.8		
.31	Business Sign	§§ 602-604,608.1 608.2	P § 607.1(d)	

			Controls by Story				
			§ 790.118	1st	2nd	3rd +	
.38	Residential Conversion		§ 790.84	P			
.39	Residential Demolition		§ 790.86	C	C	C	

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P			
.41	Bar	§ 790.22				
.42	Full-Service Restaurant	§ 790.92				
.43	Fast Food Restaurant	§ 790.90				
.44	Take-Out Food	§ 790.122				

			SEC. 717		
			Outer Clement Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64	P		
.46	Adult Entertainment	§ 790.36			
.47	Other Entertainment	§ 790.38	C		
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code			
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	C		
.51	Medical Service	§ 790.114	P		
.52	Personal Service	§ 790.116	P		
.53	Business or Professional Service	§ 790.108	P		
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P		
.55	Tourist Hotel	§ 790.46			
.56	Automobile Parking	§§ 790.8,156,160	C	C	
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			

SEC. 717
Outer Clement Street
Controls by Story

No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P		

Ion-Retail Sales and Services

.70	Administrative Service	§ 790.106			
.71	Light Manufacturing or Wholesale Sales	§ 790.54			

nstitutions

.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	
.82	Public Use	§ 790.80	C	C	C

ESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	1 unit per 600 sq.ft. lot area § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SEC. 718.1 Upper Fillmore Neighborhood Commercial District.

The Upper Fillmore Street neighborhood commercial district is situated in the south-central portion of Pacific Heights. It runs north-south along Fillmore Street from Jackson to Bush and extends west one block along California and Pine Streets. This medium-scaled, multi-purpose commercial district provides convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active during both day and evening and include a number of bars, restaurants, specialty groceries, and specialty clothing stores.

The Upper Fillmore district controls are designed to protect the existing building scale and promote new mixed-use development which is in character with adjacent buildings. Building standards regulate large lot and use development and protect rear yards above the ground story and at residential levels. Most commercial uses are permitted at the first two stories of new buildings. Special controls are designed to preserve the existing equilibrium of convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent livability, additional eating and drinking establishments are prohibited and ground-story entertainment and financial service uses are limited. In order to promote continuous retail frontage, drive-up and most automobile uses are prohibited.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions.

SEC. 718
UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

SEC. 718
Upper Fillmore Street

No.	Zoning Category	§ References	Controls
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BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260 270, 271	40-X
.11	Lot Size [Per Development]	§§ 790.56, 121	P up to 5000 sq.ft., C 5001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 2500 sq.ft., C 2501 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)

			SEC. 718
			Upper Fillmore Street
No.	Zoning Category	§ References	Controls
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.
.30	General Advertising Sign	§§ 602-604,608.1 608.2	
.31	Business Sign	§§ 602-604,608.1 608.2	P § 607.1(d)

			Controls by Story			
			§ 790.118	1st	2nd	3rd +
.38	Residential Conversion	§ 790.84	P	C		
.39	Residential Demolition	§ 790.86	C	C	C	

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
.41	Bar	§ 790.22			
.42	Full-Service Restaurant	§ 790.92			
.43	Fast Food Restaurant	§ 790.90			
.44	Take-Out Food	§ 790.122			

SEC. 718

Upper Fillmore Street

Controls by Story

No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64	P		
.46	Adult Entertainment	§ 790.36			
.47	Other Entertainment	§ 790.38	C		
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code			
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	C		
.51	Medical Service	§ 790.114	P	P	
.52	Personal Service	§ 790.116	P	P	
.53	Business or Professional Service	§ 790.108	P	P	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	P	
.55	Tourist Hotel	§ 790.46	C	C	
.56	Automobile Parking	§§ 790.8,156,160	C	C	C
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			

			SEC. 718		
			Upper Fillmore Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P		

Non-Retail Sales and Services

.70	Administrative Service	§ 790.106			
.71	Light Manufacturing or Wholesale Sales	§ 790.54			

Institutions

.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	
.82	Public Use	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	1 unit per 600 sq.ft. lot area § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SEC. 719.1 Haight Street Neighborhood Commercial District.

Northwest of the city's geographical center, the Haight Street neighborhood commercial district is located in the Haight-Ashbury neighborhood, extending along Haight Street between Stanyan and Central Avenue, including a portion of Stanyan Street between Haight and Beulah. The shopping area provides convenience goods and services to local Haight-Ashbury residents, as well as comparison shopping goods and services to a larger market area. The commercial district is also frequented by users of Golden Gate Park on weekends and by city residents for its eating, drinking, and entertainment places. Numerous housing units establish the district's mixed residential-commercial character.

The Haight Street district controls are designed to protect the existing building scale and promote new mixed-use development which is in character with adjacent buildings. The building standards regulate large-lot and use development and protect rear yards above the ground story and at residential levels. To promote the prevailing mixed-use character, most commercial uses are directed primarily to the ground story with some upper-story restrictions in new buildings. In order to maintain the balanced mix and variety of commercial uses and regulate the more intensive commercial uses which can generate congestion and nuisance problems, special controls prohibit additional eating and drinking uses and limit entertainment and tourist hotels. Prohibitions on most automobile and drive-up uses protect the district's continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by prohibitions on upper-story conversions and limitations on demolitions.

SEC. 719
HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

			SEC. 719
			Haight Street
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260, 270, 271	40-X
.11	Lot Size [Per Development]	§§ 790.56, 121	P up to 5000 sq.ft., C 5001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 2500 sq.ft., C 2501 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)

			SEC. 719
			Haight Street
No.	Zoning Category	§ References	Controls
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.
.30	General Advertising Sign	§§ 602-604,608.1 608.2	
.31	Business Sign	§§ 602-604,608.1 608.2	P § 607.1(d)

		Controls by Story			
		§ 790.118	1st	2nd	3rd +
.38	Residential Conversion	§ 790.84	P		
.39	Residential Demolition	§ 790.86	C	C	C

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	C	
.41	Bar	§ 790.22			
.42	Full-Service Restaurant	§ 790.92			
.43	Fast Food Restaurant	§ 790.90			
.44	Take-Out Food	§ 790.122			

			SEC. 719		
			Haight Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64	P		
.46	Adult Entertainment	§ 790.36			
.47	Other Entertainment	§ 790.38	C		
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code			
.49	Financial Service	§ 790.110	P		
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114		C	
.52	Personal Service	§ 790.116	P	C	
.53	Business or Professional Service	§ 790.108	P	C	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	C	
.55	Tourist Hotel	§ 790.46	C	C	
.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15	C		
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			

SEC. 719
Haight Street
Controls by Story

No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P		

Non-Retail Sales and Services

.70	Administrative Service	§ 790.106			
.71	Light Manufacturing or Wholesale Sales	§ 790.54			

Institutions

.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	
.82	Public Use	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	1 unit per 600 sq.ft. lot area § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SEC. 720.1

Hayes-Gough Neighborhood Commercial District.

The Hayes-Gough neighborhood commercial district is located within walking distance of the Civic Center, lying west of Franklin Street and east of Laguna Street, with its southern tip resting at Lily Street. This mixed-use commercial district contains a limited range of retail commercial activity, which primarily caters to the immediate needs of the neighborhood. The few comparison goods that it does provide attract clientele from a wider area outside its neighborhood, mostly the Performing Arts and Civic Center workers and visitors. There are a number of restaurants and art galleries, but other types of retail activity are limited.

The Hayes-Gough district controls are designed to allow for growth and expansion that is compatible with the existing building and use scale. Building standards protect the moderate building and use size and require rear yards at residential levels. To maintain the mixed-use character of the district, most commercial uses are permitted with some limitations above the second story. In order to encourage lively pedestrian-oriented commercial activity, but restrict certain sensitive and problematic uses, eating and drinking, entertainment and financial service uses are directed to the ground story. Retail sales activity is further promoted by restricting new ground-story medical, business and professional offices. To protect continuous frontage, drive-up and most automobile uses are prohibited.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions.

SEC. 720
HAYES-GOUGH NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

			SEC. 720
			Hayes-Gough
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260, 270, 271	50-X to 130-E See Zoning Map
.11	Lot Size [Per Development]	§§ 790.56, 121	P up to 10,000 sq.ft., C 10,001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 3000 sq.ft., C 3001 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)

			SEC. 720
			Hayes-Gough
No.	Zoning Category	§ References	Controls
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.
.30	General Advertising Sign	§§ 602-604 608.1-.3,608.5-.7	
.31	Business Sign	§§ 602-604 608.1-.3,608.5-.7	P § 607.1(d)

			Controls by Story		
		§ 790.118	1st	2nd	3rd +
.38	Residential Conversion	§ 790.84	P	C	C
.39	Residential Demolition	§ 790.86	C	C	C

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
.41	Bar	§ 790.22	P		
.42	Full-Service Restaurant	§ 790.92	P		
.43	Fast Food Restaurant	§ 790.90	C		
.44	Take-Out Food	§ 790.122	C		

SEC. 720
Hayes-Gough
Controls by Story

No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64	P		
.46	Adult Entertainment	§ 790.36			
.47	Other Entertainment	§ 790.38	C		
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code			
.49	Financial Service	§ 790.110	P		
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114	C	P	C
.52	Personal Service	§ 790.116	P	P	C
.53	Business or Professional Service	§ 790.108	C	P	C
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	P	C
.55	Tourist Hotel	§ 790.46	C	C	C
.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			

			SEC. 720		
			Hayes-Gough		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P	C	

Non-Retail Sales and Services

.70	Administrative Service	§ 790.106			
.71	Light Manufacturing or Wholesale Sales	§ 790.54			

Institutions

.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	
.82	Public Use	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	1 unit per 400 sq.ft. lot area § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	1 bedroom per 140 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Either 60 sq.ft. if private, or 80 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SEC. 721.1

Upper Market Street Neighborhood Commercial District.

The Upper Market Street neighborhood commercial district, on Market Street from Church to Castro, and on side streets off Market, is situated at the border of the Eureka Valley, Buena Vista, and Duboce Triangle neighborhoods. Upper Market Street is a multi-purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but also serves as a shopping street for a broader trade area. A large number of offices are located on Market Street within easy transit access to downtown. The width of Market Street and its use as a major arterial diminish the perception of the Upper Market Street District as a single commercial district. The street appears as a collection of dispersed centers of commercial activity, concentrated at the intersections of Market Street with secondary streets.

The Upper Market Street district controls are designed to promote moderate-scale development which contributes to the definition of Market Street's design and character. They are also intended to preserve the existing mix of commercial uses and maintain the livability of the district and its surrounding residential areas. Large-lot and use development is reviewed for consistency with existing development patterns. Rear yards are protected at residential levels. To promote mixed-use buildings, most commercial uses are permitted with some limitations above the second story. In order to maintain continuous retail frontage and preserve a balanced mix of commercial uses, ground-story eating and drinking, entertainment, and financial service uses are limited. Continuous frontage is promoted by prohibitions of most automobile and drive-up uses.

Housing development in new buildings is encouraged above the second story. Existing upper-story residential units are protected by limitations on demolitions and upper-story conversions.

SEC. 721
UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

			SEC. 721
			Upper Market Street
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260, 270, 271	40-X to 80-B See Zoning Map
.11	Lot Size [Per Development]	§§ 790.56, 121	P up to 10,000 sq.ft., C 10,001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 3000 sq.ft., C 3001 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)

			SEC. 721	
			Upper Market Street	
No.	Zoning Category	§ References	Controls	
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)	
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere	
.25	Drive-Up Facility	§ 790.30		
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise	
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.	
.30	General Advertising Sign	§§ 602-604,608.1 608.2,608.7 608.10		
.31	Business Sign	§§ 602-604,608.1 608.2,608.7 608.10	P# § 607.1(d)	

			Controls by Story				
			§ 790.118	1st	2nd	3rd +	
.38	Residential Conversion		§ 790.84	P	C	C	
.39	Residential Demolition		§ 790.86	C	C	C	

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
.41	Bar	§ 790.22	C		
.42	Full-Service Restaurant	§ 790.92	C		
.43	Fast Food Restaurant	§ 790.90	C		
.44	Take-Out Food	§ 790.122	C		

			SEC. 721		
			Upper Market Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64	P		
.46	Adult Entertainment	§ 790.36			
.47	Other Entertainment	§ 790.38	C		
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code			
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114	P	P	C
.52	Personal Service	§ 790.116	P	P	C
.53	Business or Professional Service	§ 790.108	P	P	C
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	P	C
.55	Tourist Hotel	§ 790.46	C	C	C
.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15	C		
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			

SEC. 721
Upper Market Street
Controls by Story

No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P	C	

Non-Retail Sales and Services

.70	Administrative Service	§ 790.106			
.71	Light Manufacturing or Wholesale Sales	§ 790.54			

Institutions

.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	C
.82	Public Use	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	1 unit per 400 sq.ft. lot area § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	1 bedroom per 140 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Either 60 sq.ft. if private, or 80 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR UPPER MARKET STREET NEIGHBORHOOD
COMMERCIAL DISTRICT

Section	Zoning Controls
§ 721.31	§ 608.10 - Upper Market Street Special Sign District Applicable only for the portions of the Upper Market Street NCD as mapped on Sectional Map SSD Special restrictions and limitations for signs

SEC. 722.1**North Beach Neighborhood Commercial District.**

The North Beach neighborhood commercial district is a non-linear district centered on Columbus Avenue, located in the valley between Telegraph Hill and Nob Hill north of Broadway. North Beach functions as a neighborhood-serving marketplace, citywide specialty shopping and dining district, and a tourist attraction, as well as an apartment and residential hotel zone. Traditionally, the district has provided most convenience goods and services for residents of North Beach and portions of Telegraph and Russian Hills. North Beach's eating, drinking, and entertainment establishments remain open into the evening to serve a much wider trade area and attract many tourists. The balance between neighborhood-serving convenience stores and citywide specialty businesses has shifted gradually, as some convenience stores have been replaced by bakeries, ice cream parlors, and restaurants. The proliferation of financial services has also upset the district's balance of uses. The relocation of business and professional offices from downtown to North Beach threatens the loss of upper-story residential units.

The North Beach district controls are designed to ensure the livability and attractiveness of North Beach, while providing for future growth. Building standards limit new development to a small to moderate scale. New buildings which exceed 40 feet in the 65-foot height district will be carefully reviewed, and rear yards are protected above the ground story and at residential levels. Most new commercial development is permitted at the first two stories. Special controls limit additional ground-story eating and drinking, entertainment and financial service uses, the proliferation of which threatens to disturb the existing well-balanced mix of retail sales and services in the district. Restrictions on automobile and drive-up uses are intended to promote continuous retail frontage and maintain residential livability.

In keeping with the district's existing mixed-use character, housing development in new buildings is encouraged above the second story. Existing residential units are protected by prohibitions of upper-story conversions and limitations on demolitions.

SEC. 722
NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

			SEC. 722
			North Beach
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260, 270, 271	P up to 40 feet C 40-65 feet # § 253.1
.11	Lot Size [Per Development]	§§ 790.56, 121	P up to 5000 sq.ft., C 5001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 2500 sq.ft., C 2501 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)

SEC. 722
North Beach

No.	Zoning Category	§ References	Controls
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.
.30	General Advertising Sign	§§ 602-604,608.1 608.2,608.5	
.31	Business Sign	§§ 602-604,608.1 608.2,608.5	P § 607.1(d)

		Controls by Story			
		§ 790.118	1st	2nd	3rd +
.38	Residential Conversion	§ 790.84	P		
.39	Residential Demolition	§ 790.86	C	C	C

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
.41	Bar	§ 790.22	C		
.42	Full-Service Restaurant	§ 790.92	C		
.43	Fast Food Restaurant	§ 790.90	C		
.44	Take-Out Food	§ 790.122	C		

			SEC. 722		
			North Beach		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64	P		
.46	Adult Entertainment	§ 790.36			
.47	Other Entertainment	§ 790.38	C		
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code			
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	C		
.51	Medical Service	§ 790.114	P	P	
.52	Personal Service	§ 790.116	P	P	
.53	Business or Professional Service	§ 790.108	C	P	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	P	
.55	Tourist Hotel	§ 790.46	C	C	C
.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15	C		
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			

SEC. 722
North Beach
Controls by Story

No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P	C	

Non-Retail Sales and Services

.70	Administrative Service	§ 790.106			
.71	Light Manufacturing or Wholesale Sales	§ 790.54	#	#	

Institutions

.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	
.82	Public Use	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	1 unit per 400 sq.ft. lot area § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	1 bedroom per 140 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Either 60 sq.ft. if private, or 80 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT

Section	Zoning Controls
§ 722.10	§ 263.9 - C applicable only in 65-A-1 Height and Bulk District as mapped on Sectional Map 1H
§ 722.71	§ 236 - Garment Shop Special Use District Applicable only for portions of the North Beach NCD as mapped on Sectional Map No. 1 SUa P for garment shops on the 1st and 2nd story

SEC. 723.1

Polk Street Neighborhood Commercial District.

Sitting in the gulch between Nob and Russian Hills and Pacific Heights, the Polk Street neighborhood commercial district extends for a mile as a north-south linear strip, and includes a portion of Larkin Street between Post and California Streets. Polk Street's dense mixed-use character consists of buildings with residential units above ground-story commercial use. The district has an active and continuous commercial frontage along Polk Street for almost all of its length. Larkin Street and side streets in the district have a greater proportion of residences. The district provides convenience goods and services to the residential communities in the Polk Gulch neighborhood and to the residents on the west slopes of Nob and Russian Hills. It has many apparel and specialty stores, as well as some automobile uses, which serve a broader trade area. Commercial uses also include offices, as well as movie theaters, restaurants, and bars which keep the district active into the evening.

The Polk Street district controls are designed to encourage and promote development which is compatible with the surrounding neighborhood. The building standards monitor large-scale development and protect rear yards at residential levels. Consistent with Polk Street's existing mixed-use character, new buildings may contain most commercial uses at the first two stories. The controls limit new ground-story eating, drinking, adult and other entertainment, and financial service uses, which can produce parking congestion, noise and other nuisances or displace other types of local-serving convenience goods and services. Restrictions on drive-up and most automobile uses protect the district's continuous retail frontage and prevent further traffic congestion.

Housing development in new buildings is encouraged above the second story. Existing housing units are protected by limitations on demolitions and upper-story conversions.

SEC. 723
POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

			SEC. 723
			Polk Street
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260, 270, 271	65-A to 130-E See Zoning Map
.11	Lot Size [Per Development]	§§ 790.56, 121	P up to 10,000 sq.ft., C 10,001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 3000 sq.ft., C 3001 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)

			SEC. 723
			Polk Street
No.	Zoning Category	§ References	Controls
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.
.30	General Advertising Sign	§§ 602-604,608.1 608.2	
.31	Business Sign	§§ 602-604,608.1 608.2	P § 607.1(d)

			Controls by Story				
			§ 790.118	1st	2nd	3rd +	
.38	Residential Conversion		§ 790.84	P	C		
.39	Residential Demolition		§ 790.86	C	C	C	

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
.41	Bar	§ 790.22	C		
.42	Full-Service Restaurant	§ 790.92	C		
.43	Fast Food Restaurant	§ 790.90	C		
.44	Take-Out Food	§ 790.122	C		

			SEC. 723		
			Polk Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64	P		
.46	Adult Entertainment	§ 790.36	C		
.47	Other Entertainment	§ 790.38	C		
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code			
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114	P	P	
.52	Personal Service	§ 790.116	P	P	
.53	Business or Professional Service	§ 790.108	P	P	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	P	
.55	Tourist Hotel	§ 790.46	C	C	C
.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15	C		
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			

SEC. 723
Polk Street
Controls by Story

No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P	C	

Non-Retail Sales and Services

.70	Administrative Service	§ 790.106			
.71	Light Manufacturing or Wholesale Sales	§ 790.54			

Institutions

.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	
.82	Public Use	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	1 unit per 400 sq.ft. lot area § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	1 bedroom per 140 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Either 60 sq.ft. if private, or 80 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

Sacramento Street Neighborhood Commercial District.

Located in the Presidio Heights neighborhood in north-central San Francisco, the Sacramento Street neighborhood commercial district functions as a small-scale linear shopping area. It extends along Sacramento Street between Lyon and Spruce. The daytime-oriented retail district's stores provide a limited array of convenience goods to the immediate neighborhood. Sacramento Street also has many elegant clothing, accessory, and antique stores and services, such as hair salons, which attract customers from a wider trade area. Its numerous medical and business offices draw clients from throughout the city. Evening activity in the district is limited to one movie theater, a few restaurants, and some stores near Presidio Avenue.

The Sacramento Street district controls are designed to promote adequate growth opportunities for development that is compatible with the surrounding low-density residential neighborhood. The building standards monitor large-scale development and protect rear yards at the grade level and above. Generally, most new commercial development is permitted at the first two stories. Special controls are designed to protect existing ground-story retail uses and encourage continuous retail frontage.

Medical and business office growth is directed to the second story, while restricted at the ground story. Limits on new ground-story bars, fast-food restaurants and take-out food, as well as new entertainment and financial service uses, are intended to minimize the environmental impacts generated by the growth of such uses. The daytime orientation of the district is encouraged by restricting late-night commercial activity. Most new automobile and drive-up uses are prohibited to promote continuous retail frontage.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions.

SEC. 724
SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

			SEC. 724
			Sacramento Street
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260, 270, 271	40-X
.11	Lot Size [Per Development]	§§ 790.56, 121	P up to 5000 sq.ft., C 5001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 2500 sq.ft., C 2501 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)

			SEC. 724
			Sacramento Street
No.	Zoning Category	§ References	Controls
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 12 a.m. C: 12 a.m. - 2 a.m.
.30	General Advertising Sign	§§ 602-604,608.1 608.2	
.31	Business Sign	§§ 602-604,608.1 608.2	P § 607.1(d)

			Controls by Story			
			§ 790.118	1st	2nd	3rd +
.38	Residential Conversion		§ 790.84	P	C	
.39	Residential Demolition		§ 790.86	C	C	C

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
.41	Bar	§ 790.22	C		
.42	Full-Service Restaurant	§ 790.92	P		
.43	Fast Food Restaurant	§ 790.90	C		
.44	Take-Out Food	§ 790.122	C		

SEC. 724

Sacramento Street

Controls by Story

No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64	P		
.46	Adult Entertainment	§ 790.36			
.47	Other Entertainment	§ 790.38	C		
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code			
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	C		
.51	Medical Service	§ 790.114		P	
.52	Personal Service	§ 790.116	P	P	
.53	Business or Professional Service	§ 790.108	C	P	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	P	
.55	Tourist Hotel	§ 790.46	C	C	
.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			

SEC. 724
Sacramento Street
Controls by Story

No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P	C	

Non-Retail Sales and Services

.70	Administrative Service	§ 790.106			
.71	Light Manufacturing or Wholesale Sales	§ 790.54			

Institutions

.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	
.82	Public Use	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	1 unit per 800 sq.ft. lot area § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	1 bedroom per 275 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Either 100 sq.ft. if private, or 133 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SEC. 725.1**Union Street Neighborhood Commercial District.**

The Union Street commercial district is located in northern San Francisco between the Marina and Pacific Heights neighborhoods. The district lies along Union Street between Van Ness Avenue and Steiner, including an arm extending north on Fillmore Street to Lombard. The shopping area provides limited convenience goods for the residents of sections of the Cow Hollow, Golden Gate Valley, and Pacific Heights neighborhoods immediately surrounding the street. Important aspects of Union Street's business activity are eating and drinking establishments and specialty shops whose clientele comes from a wide trade area. There are also a significant number of professional, realty, and business offices. Many restaurants and bars as well as the district's two movie theaters are open into the evening hours, and on weekends the street's clothing, antique stores and galleries do a vigorous business.

The Union Street district controls are designed to provide sufficient growth opportunities for commercial development that is in keeping with the existing scale and character, promote continuous retail frontage, and protect adjacent residential livability. Small-scale buildings and uses are promoted, and rear yards above the ground story and at all residential levels are protected. Most commercial development is permitted at the first two stories of new buildings, while retail service uses are monitored at the third story and above. Controls are necessary to preserve the remaining convenience businesses and to reduce the cumulative impacts which the growth of certain uses have on neighborhood residents. Such controls prohibit additional eating and drinking establishments, and limit ground-story entertainment and financial service uses. Most automobile and drive-up uses are prohibited in order to maintain continuous retail frontage and minimize further traffic congestion.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions.

SEC. 725
UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

			SEC. 725
			Union Street
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11,105, 106,250-252,260 270,271	40-X
.11	Lot Size [Per Development]	§§ 790.56,121	P up to 5000 sq.ft., C 5001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130,134,136	Required at the second story and above and at all residential levels § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8,102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 2500 sq.ft., C 2501 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)

			SEC. 725	
			Union Street	
No.	Zoning Category	§ References	Controls	
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)	
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere	
.25	Drive-Up Facility	§ 790.30		
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise	
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.	
.30	General Advertising Sign	§§ 602-604,608.1 608.2		
.31	Business Sign	§§ 602-604,608.1 608.2	P § 607.1(d)	

		Controls by Story			
		§ 790.118	1st	2nd	3rd +
.38	Residential Conversion	§ 790.84	P	C	C
.39	Residential Demolition	§ 790.86	C	C	C

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
.41	Bar	§ 790.22			
.42	Full-Service Restaurant	§ 790.92			
.43	Fast Food Restaurant	§ 790.90			
.44	Take-Out Food	§ 790.122			

			SEC. 725		
			Union Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64	P		
.46	Adult Entertainment	§ 790.36			
.47	Other Entertainment	§ 790.38	C		
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code			
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114	P	P	C
.52	Personal Service	§ 790.116	P	P	C
.53	Business or Professional Service	§ 790.108	P	P	C
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	P	C
.55	Tourist Hotel	§ 790.46	C	C	C
.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			

SEC. 725
Union Street
Controls by Story

No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P	C	

on-Retail Sales and Services

.70	Administrative Service	§ 790.106			
.71	Light Manufacturing or Wholesale Sales	§ 790.54			

nstitutions

.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	
.82	Public Use	§ 790.80	C	C	C

ESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	1 unit per 600 sq.ft. lot area § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SEC. 726.1

Valencia Street Neighborhood Commercial District.

The Valencia Street commercial district is located near the center of San Francisco in the Mission District. It lies along Valencia Street between 14th and Army, and includes a portion of 16th Street extending west towards Dolores Street. The commercial area provides a limited selection of convenience goods for the residents of sections of the Mission and Dolores Heights. Valencia Street also serves a wider trade area with its retail and wholesale home furnishings and appliance outlets. The commercial district also has several automobile-related businesses and large light manufacturing operations. Eating and drinking establishments contribute to the street's mixed-use character and activity in the evening hours. A number of upper-story professional and business offices are located in the district, some in converted residential units.

The Valencia Street district has a pattern of large lots and businesses, as well as a sizable number of upper-story residential units. Controls are designed to permit moderate-scale buildings and uses, protecting rear yards above the ground story and at residential levels. New commercial development is encouraged mainly at the ground story. While offices and general retail sales uses may locate at the second story of new buildings under certain circumstances, most commercial uses are prohibited above the second story. In order to protect the balance and variety of retail uses and the livability of adjacent uses and areas, most eating and drinking and entertainment uses at the ground story are limited. Continuous retail frontage is promoted by prohibiting drive-up facilities, most automobile uses, and new non-retail commercial uses.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by prohibitions on upper-story conversions and limitations on demolitions.

SEC. 726
VALENCIA STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

			SEC. 726
			Valencia Street
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260 270, 271	40-X to 50-X See Zoning Map
.11	Lot Size [Per Development]	§§ 790.56, 121	P up to 10,000 sq.ft., C 10,001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 3000 sq.ft., C 3001 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)

			SEC. 726
			Valencia Street
No.	Zoning Category	§ References	Controls
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.
.30	General Advertising Sign	§§ 602-604,608.1 608.2	
.31	Business Sign	§§ 602-604,608.1 608.2,608.5-.8	P § 607.1(d)

			Controls by Story				
			§ 790.118	1st	2nd	3rd +	
.38	Residential Conversion		§ 790.84	P			
.39	Residential Demolition		§ 790.86	C	C	C	

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	C	
.41	Bar	§ 790.22	C		
.42	Full-Service Restaurant	§ 790.92	P		
.43	Fast Food Restaurant	§ 790.90	C		
.44	Take-Out Food	§ 790.122	C		

			SEC. 726		
			Valencia Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64	P		
.46	Adult Entertainment	§ 790.36			
.47	Other Entertainment	§ 790.38	C		
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code			
.49	Financial Service	§ 790.110	P		
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114	P	C	
.52	Personal Service	§ 790.116	P	C	
.53	Business or Professional Service	§ 790.108	P	C	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	C	
.55	Tourist Hotel	§ 790.46	C	C	
.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15	C		
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			

			SEC. 726		
			Valencia Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P	C	

Non-Retail Sales and Services

.70	Administrative Service	§ 790.106			
.71	Light Manufacturing or Wholesale Sales	§ 790.54			

Institutions

.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	
.82	Public Use	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	1 unit per 600 sq.ft. lot area § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SEC. 727.1**24th Street-Mission Neighborhood Commercial District.**

The 24th Street-Mission neighborhood commercial district is situated in the Inner Mission district on 24th Street between Bartlett and San Bruno. This mixed-use district provides convenience goods to its immediate neighborhood as well as comparison shopping goods and services to a wider trade area. The street has a great number of Latin American restaurants, grocery stores, and bakeries as well as other gift and secondhand stores. Most commercial businesses are open during the day while the district's bars and restaurants are also active in the evening. Dwelling units are frequently located above the ground-story commercial uses.

The 24th Street-Mission district controls are designed to provide potential for new development consistent with the existing scale and character. Small-scale buildings and uses are encouraged, and rear yard corridors above the ground story and at residential levels are protected. Most commercial uses are encouraged at the ground story, while service uses are permitted with some limitations at the second story. Special controls are necessary to preserve the unique mix of convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent livability, new bars and fast-food restaurants are prohibited, and limitations apply to the development and operation of ground-story full-service restaurants, take-out food and entertainment uses. Continuous retail frontage is maintained and encouraged by prohibiting most automobile and drive-up uses.

Housing development in new buildings is encouraged above the ground story. Existing housing units are protected by prohibitions on upper-story conversions and limitations on demolitions.

SEC. 727
24TH STREET-MISSION NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

			SEC. 727
			24th Street-Mission
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260, 270, 271	40-X to 105-E See Zoning Map
.11	Lot Size [Per Development]	§§ 790.56, 121	P up to 5000 sq.ft., C 5001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 2500 sq.ft., C 2501 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)

			SEC. 727	
			24th Street-Mission	
No.	Zoning Category	§ References	Controls	
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)	
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere	
.25	Drive-Up Facility	§ 790.30		
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise	
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.	
.30	General Advertising Sign	§§ 602-604,608.1 608.2,608.7		
.31	Business Sign	§§ 602-604,608.1 608.2,608.7	P § 607.1(d)	

			Controls by Story		
		§ 790.118	1st	2nd	3rd +
.38	Residential Conversion	§ 790.84	P		
.39	Residential Demolition	§ 790.86	C	C	C

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P		
.41	Bar	§ 790.22			
.42	Full-Service Restaurant	§ 790.92	C		
.43	Fast Food Restaurant	§ 790.90			
.44	Take-Out Food	§ 790.122	C		

			SEC. 727		
			24th Street-Mission		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64	P		
.46	Adult Entertainment	§ 790.36			
.47	Other Entertainment	§ 790.38	C		
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code			
.49	Financial Service	§ 790.110	P		
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114	P	C	
.52	Personal Service	§ 790.116	P	C	
.53	Business or Professional Service	§ 790.108	P	C	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	C	
.55	Tourist Hotel	§ 790.46	C	C	
.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15	C		
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			

			SEC. 727		
			24th Street-Mission		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P		

Non-Retail Sales and Services

.70	Administrative Service	§ 790.106			
.71	Light Manufacturing or Wholesale Sales	§ 790.54			

Institutions

.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	
.82	Public Use	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	1 unit per 600 sq.ft. lot area § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SEC. 728.1 24th Street-Noe Valley Neighborhood Commercial District.

The 24th Street-Noe Valley neighborhood commercial district is situated along 24th Street between Chattanooga and Diamond in the Noe Valley neighborhood of central San Francisco. This daytime-oriented, multi-purpose commercial district provides a mixture of convenience and comparison shopping goods and services to a predominantly local market area. It contains primarily retail sales and personal services at the street level, some office uses on the second story, and residential use almost exclusively on the third and upper stories.

The 24th Street-Noe Valley district controls are designed to allow for development that is compatible with the existing small-scale, mixed-use neighborhood commercial character and surrounding residential area. The small scale of new buildings and uses is encouraged and rear yard open space corridors at all levels are protected. Most commercial uses are directed to the ground story and limited at the second story of new buildings. In order to maintain the variety and mix of retail sales and services along the commercial strip and to control the problems of traffic, congestion, noise and late-night activity, certain potentially troublesome commercial uses are regulated. Additional eating and drinking establishments are prohibited, and ground-story entertainment and financial service uses are restricted to and at the ground story. Prohibitions on drive-up and most automobile uses help prevent additional traffic and congestion.

Housing development in new buildings is encouraged above the ground story. Existing housing units are protected by prohibitions on upper-story conversions and limitations on demolitions.

SEC. 728
24TH STREET-NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

			SEC. 728
			24th Street-Noe Valley
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11,105, 106,250-252,260 270,271	40-X
.11	Lot Size [Per Development]	§§ 790.56,121	P up to 5000 sq.ft., C 5001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130,134,136	Required at grade level and above § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8,102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 2500 sq.ft., C 2501 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)

			SEC. 728
			24th Street-Noe Valley
No.	Zoning Category	§ References	Controls
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.
.30	General Advertising Sign	§§ 602-604,608.1 608.2	
.31	Business Sign	§§ 602-604,608.1 608.2	P § 607.1(d)

			Controls by Story			
			§ 790.118	1st	2nd	3rd +
.38	Residential Conversion	§ 790.84	P			
.39	Residential Demolition	§ 790.86	C	C	C	

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	C	
.41	Bar	§ 790.22			
.42	Full-Service Restaurant	§ 790.92			
.43	Fast Food Restaurant	§ 790.90			
.44	Take-Out Food	§ 790.122			

			SEC. 728		
			24th Street-Noe Valley		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64	P		
.46	Adult Entertainment	§ 790.36			
.47	Other Entertainment	§ 790.38	C		
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code			
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	C		
.51	Medical Service	§ 790.114	P	C	
.52	Personal Service	§ 790.116	P	C	
.53	Business or Professional Service	§ 790.108	P	C	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	C	
.55	Tourist Hotel	§ 790.46	C	C	
.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			

			SEC. 728		
			24th Street-Noe Valley		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P	C	

Non-Retail Sales and Services

.70	Administrative Service	§ 790.106			
.71	Light Manufacturing or Wholesale Sales	§ 790.54			

Institutions

.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	
.82	Public Use	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	1 unit per 600 sq.ft. lot area § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SEC. 790 DEFINITIONS FOR NEIGHBORHOOD COMMERCIAL DISTRICTS.

This Section provides the definitions for Neighborhood Commercial districts. In case of conflict between the following definitions and those set forth in Section 102, the following definitions shall prevail for Neighborhood Commercial districts.

SEC. 790.2 Ambulance Service. A retail use which provides medically-related transportation services.

SEC. 790.4 Amusement Game Arcade. (Mechanical Amusement Devices) A retail use which provides amusement games such as video games, pinball machines, pool tables, or other such similar mechanical and electronic amusement devices, as regulated in Section 1036 of the Police Code.

SEC. 790.6 Animal Hospital. A retail use which provides medical care and accessory boarding services for animals, not including a commercial kennel as specified in Section 224(c) of this Code.

SEC. 790.8 Automobile Parking. A use which provides temporary parking accommodations for private vehicles whether conducted within a garage or on an open lot, excluding community residential parking, as defined in Section 790.10. Provisions regulating automobile parking are set forth in Sections 155, 156, 157 and other provisions of Article 1.5 of this Code.

SEC. 790.10 Automobile Parking, Community Residential. A use which provides parking accommodations, including a garage or lot for the overnight storage of private passenger automobiles for residents of the vicinity or meeting the requirements of Section 159 and other sections in Article 1.5 of this Code.

SEC. 790.12 Automobile Sale or Rental. A retail use which provides vehicle sales or rentals whether conducted within a building or on an open lot.

SEC. 790.14 Automotive Gas Station. A retail automotive service use which provides motor fuels, lubricating oils, air, and water directly into motor vehicles and without providing automotive repair services, including self-service operations which sell motor fuel only.

SEC. 790.15 Automotive Repair. A retail automotive service use which provides any of the following automotive repair services when conducted within an enclosed building having no openings, other than fixed windows or exits required by law, located within 50 feet of any R district: minor auto repair, engine repair, rebuilding, or installation of power train components, reconditioning of badly worn or damaged motor vehicles, collision service, or full body paint spraying.

- SEC. 790.16 **Automotive Service.** A retail use which provides services for motor vehicles including automotive gas station, automotive service station, automotive repair, and automotive wash.
- SEC. 790.17 **Automotive Service Station.** A retail automotive service use which provides motor fuels and lubricating oils directly into motor vehicles and minor auto repairs (excluding engine repair, rebuilding, or installation of power train components, reconditioning of badly worn or damaged motor vehicles, collision service, or full body paint spraying) which remain accessory to the principal sale of motor fuel. Repairs shall be conducted within no more than three enclosed service bays in buildings having no openings, other than fixed windows or exits required by law, located within 50 feet of any R district .
- SEC. 790.18 **Automotive Wash.** A retail automotive service use which provides cleaning and polishing of motor vehicles, including self-service operations, when such cleaning and polishing are conducted within an enclosed building having no openings, other than fixed windows or exits required by law, and which has an off-street waiting and storage area outside the building which accommodates at least one-fourth the hourly capacity in vehicles of the enclosed operations.
- SEC. 790.20 **Awning.** A light roof-like structure, supported entirely by the exterior wall of a building; consisting of a fixed or moveable frame covered with cloth, plastic or metal; extending over doors, windows, and show windows; with the purpose of providing protection from sun and rain and/or embellishment of the facade; as further regulated in Sections 4506 and 5211 of the Building Code.
- SEC. 790.22 **Bar.** A retail use which provides on-site alcoholic beverage sales for drinking on the premises, serving beer, wine and/or liquor to the customer, including bars where no person under 21 years is admitted (with Alcoholic Beverage Control [ABC] licenses 42, 48, or 61) and drinking establishments (with ABC licenses 47 or 60) in conjunction with other uses which admit minors, such as restaurants, movie theaters, and other entertainment.
- SEC. 790.26 **Canopy.** A light roof-like structure, supported by the exterior wall of a building and on columns or wholly on columns, consisting of a fixed or moveable frame covered with approved cloth, plastic or metal, extending over entrance doorways only, with the purpose of providing protection from sun and rain and embellishment of the facade, as further regulated in Sections 4505, 4506, 4508, and 5213 of the Building Code.
- SEC. 790.30 **Drive-Up Facility.** A structure designed primarily for drive-to or drive-through trade which provides service to patrons while in private motor vehicles; excluding gas stations, service stations, and auto repair garages, as defined in Sections 790.14, 790.15, and 790.17.

- SEC. 790.34 Eating and Drinking Use.** A retail use which provides food and spirits for either on- or off-site food consumption including bars, full-service restaurants, fast food restaurants, and take out food.
- SEC. 790.36 Entertainment, Adult.** A retail use which includes the following: adult bookstore, as defined by Section 791 of the Police Code; adult theater, as defined by Section 791 of the Police Code; and encounter studio, as defined by Section 1072.1 of the Police Code. Such use shall be located no less than 1,000 feet from another adult entertainment use.
- SEC. 790.38 Entertainment, Other.** A retail use which provides live entertainment, including dramatic and musical performances, and dance halls which provide amplified taped music for dancing on the premises, including but not limited to those defined in Section 1060 of the Police Code.
- SEC. 790.44 Hospital or Medical Center.** A public or private institutional use which provides medical facilities for in-patient care, including medical offices, clinics, and laboratories. It shall also include employee or student dormitories adjacent to medical facilities when the dormitories are operated by and affiliated with a medical institution.
- SEC. 790.46 Hotel, Tourist.** A retail use which provides tourist services including guest rooms or suites. A tourist guest room is intended or designed to be used, rented, or hired out to guests (transient visitors) intending to occupy the room for less than 32 consecutive days. A hotel does not include a tourist motel, which provides tourist services, including guest rooms or suites which are independently accessible from the outside, with garage or parking space located on the lot, and designed for, or occupied by, automobile-traveling transient visitors. Hotels are further regulated by the Residential Hotel Conversion and Demolition Ordinance, Chapter 41 of the San Francisco Administrative Code.
- SEC. 790.48 Hours of Operation.** The permitted hours during which any commercial establishment, not including automated teller machines, may be open for business. Other restrictions on the hours of operation of movie theaters, adult entertainment, and other entertainment uses, as defined in Sections 790.64, 790.36., and 790.38, respectively, shall apply pursuant to provisions in Section 303(c)4, when such uses are permitted as conditional uses.
- SEC. 790.50 Institutions, Other.** A public or private, commercial or non-commercial use which provides services to the community excluding hospitals and medical centers and including but not limited to the following:
- (a) **Assembly and Social Service.** A use which provides social, fraternal, counseling or recreational gathering services to the community. It includes a private non-commercial club house, lodge, meeting hall,

recreation building, or community facility not publicly owned. It also includes an unenclosed recreation area or non-commercial horticulture area not publicly owned.

- (b) **Child Care.** A use which provides less than 24-hour care for children by licensed personnel and which meets the requirements of the State of California and other authorities.
- (c) **Educational Service.** A use certified by the State Educational Agency which provides educational services. It may include, on the same premises, employee or student dormitories and other housing operated by and affiliated with the institution.
- (d) **Religious Facility.** A use which provides religious services to the community. It may include on the same lot, the housing of persons who engage in supportive activity for the institution.
- (e) **Residential Care.** A medical use which provides lodging, board, and care 24 hours or more to persons in need of specialized aid by personnel licensed by the State of California and which provides no outpatient services; including but not limited to, a board and care home, rest home, or home for the treatment of the addictive, contagious, or other diseases or physiological disorders.

SEC. 790.54 **Light Manufacturing, Wholesale Sales.** Non-retail sales and services use, including light manufacturing or wholesale sales, as defined in subsections (a) and (b) below.

- (a) **Light Manufacturing.** A non-retail use which provides for the fabrication or production of goods, by hand or machinery, primarily involving the assembly, packaging, repairing, or processing of previously prepared materials, when conducted in an enclosed building having no openings other than fixed windows or exits required by law located within 50 feet of any R district. Light manufacturing uses include production and custom activities where items are made to order, usually involving individual or special design, or handiwork, such as the following fabrication or production activities defined by the Standard Industrial Classification Code Manual as light manufacturing uses:
 - 1. Food processing
 - 2. Apparel and other garment products
 - 3. Furniture and fixtures
 - 4. Printing
 - 5. Leather products
 - 6. Pottery
 - 7. Glass blowing
 - 8. Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks.

- (b) **Wholesale Sales.** A non-retail use which provides merchant middleman services, providing goods or commodities for resale or business use, not including a non-accessory storage warehouse.

- SEC. 790.56** **Lot Size [Per development].** The permitted gross lot area for new construction or expansion of existing development. Lot is defined in Section 102.12.
- SEC. 790.58** **Marquee.** A permanent roofed structure attached to and supported entirely by a building; including any object or decoration attached to or part of said marquee; no part of which shall be used for occupancy or storage; with the purpose of providing protection from sun and rain or embellishment of the facade; as further regulated in Sections 414 and 4506 of the Building Code.
- SEC. 790.60** **Massage Establishment.** A retail use as defined in Section 2700 of the Police Code provided that the use is located no less than 1000 feet from the premises of any other massage establishment; except that this requirement shall not apply where massage services are incidental to the institutional uses permitted in Sections 217(a)-(c) or to the use by an individual member of the facilities of a health club, gymnasium, or other facility with a regular membership which health club, gymnasium or other facility is used primarily for instruction and training in body building, exercising, reducing, sports, dancing, or other similar physical activities.
- SEC. 790.62** **Mortuary.** A retail use which provides funeral services, funeral preparation, or burial arrangements.
- SEC. 790.64** **Movie Theater.** A retail use which displays motion pictures, slides, or closed circuit television pictures.
- SEC. 790.70** **Outdoor Activity Area.** An area, not including primary circulation space or any public street, located outside of a building or in a courtyard which is provided for the use or convenience of patrons of a commercial establishment including, but not limited to, sitting, eating, drinking, dancing, and food service activities.
- SEC. 790.80** **Public Use.** A publicly- or privately-owned use which provides public services to the community and which has operating requirements which necessitate location within the district, including civic structures, public libraries, police stations, transportation facilities, utility installations (excluding service yards, machine shops, garages, and incinerators), and wireless transmission facilities.
- SEC. 790.84** **Residential Conversion.** The change in occupancy (as defined and regulated by the Building Code) of any residential use to a non-residential use.

SEC. 790.86 **Residential Demolition.** The demolition (as defined by the Building Code) of any building or structure or portion thereof containing a residential use.

SEC. 790.88 **Residential Use.** A use which provides housing for San Francisco residents, rather than visitors, including a dwelling unit, group housing, or residential hotel as defined in Subsections (a) and (b) below.

(a) **Dwelling Unit.** A residential use which consists of a suite of two or more rooms and includes sleeping, bathing, cooking, and eating facilities, but has only one kitchen.

(b) **Group Housing.** A residential use which provides lodging or both meals and lodging without individual cooking facilities for a week or more at a time in a space not defined as a dwelling unit. Group housing includes, but is not limited to, a rooming house, boarding house, guest house, lodging house, residence club, commune, fraternity and sorority house, monastery, nunnery, convent, and ashram. It also includes group housing operated by a medical or educational institution when not located on the same lot as such institution.

SEC. 790.90 **Restaurant, Fast Food.** A retail eating or eating and drinking use with tables and chairs which provides ready-to-eat cooked foods generally served in disposable wrappers or containers, for consumption on or off the premises.

This use provides a public service area, including counter and queuing areas designed specifically for the sale and distribution of foods and beverages.

This definition is applicable to most franchise fast food restaurants and to independent businesses such as delis, taquerias, and bagelries.

This use may provide on-site beer and/or wine sales for drinking on the premises (with ABC licenses 40, 41 or 60). If the use serves liquor for drinking on the premises (with ABC licenses 42, 47, 48, or 61), or does not admit minors, then the use shall also be considered a bar, as defined in Section 790.20.

SEC. 790.92 **Restaurant, Full Service.** A retail eating or eating and drinking use with tables and chairs which provides customers with table service for the consumption of prepared, ready-to-eat cooked foods on the premises.

This use provides suitable kitchen facilities necessary for the preparing, cooking and serving of meals to restaurant guests.

This use may provide on-site beer and/or wine sales for drinking on the premises (with ABC licenses 40, 41 or 60). If the use serves liquor for

drinking on the premises (with ABC licenses 42, 47, 48, or 61), or does not admit minors, then the use shall also be considered a bar, as defined in Section 790.20.

- SEC. 790.100 Sales and Services, Non-Retail.** A commercial use which provides sales or services to the business community rather than to the general public, including light manufacturing, wholesale sales, and administrative services, as defined in Sections 790.54 and 790.106, respectively.
- SEC. 790.102 Sales and Services, Other Retail.** A retail use which provides goods and services but is not listed as a separate zoning category in subsections .41 through .63 of Sections 710 through 728, including but not limited to sale or provision of the following goods and services:
- General groceries;
 - Specialty groceries such as cheese, coffee, meat, produce;
 - Pharmaceutical drugs and personal toiletries;
 - Personal items such as tobacco and magazines;
 - Self-service laundromats and dry cleaning;
 - Household goods and services (including hardware); and
 - Variety merchandise.
- SEC. 790.104 Sales and Services, Retail.** A commercial use which sells goods or provides services directly to the consumer and is accessible to the general public during business hours.
- SEC. 790.106 Service, Administrative.** A non-retail use, as defined in Section 790.100, which provides organizational services to the business community and is not available to the general public.
- SEC. 790.108 Service, Business or Professional.** A retail use which provides general business or professional services including, but not limited to, architects, accountants, attorneys, consultants, realtors, and travel agents.
- SEC. 790.110 Service, Financial.** A retail use which provides banking services and products to the public, such as banks, savings and loans, and credit unions, when occupying less than 15 feet of linear frontage or 200 square feet of gross floor area.
- SEC. 790.112 Service, Limited Financial.** A retail use which provides banking services, when not occupying more than 15 feet of linear frontage or 200 square feet of floor area. Automated teller machines, if installed within such a facility or on an exterior wall as a walk-up facility, are included in this category; however, these machines are not subject to the hours of operation, as defined in Section 790.48 and set forth in zoning category number .27 of Sections 710 through 728 for each district.

SEC. 790.114 Service, Medical. A retail use which provides health services to the individual by physicians, surgeons, dentists, podiatrists, psychologists, psychiatrists, acupuncturists, chiropractors, or any other health-care professionals when licensed by a State-sanctioned Board overseeing the provision of medically-oriented services.

SEC. 790.116 Service, Personal. A retail use which provides grooming services to the individual, including salons, cosmetic services, tattoo parlors, and health spas, or instructional services not certified by the State Educational Agency, such as art, dance, exercise, martial arts, and music classes.

SEC. 790.118 Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

For purposes of this definition, grade is the point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building. Provisions in Section 102.11 of this Code shall apply in defining the point of measurement at grade.

(a) **Story, First.** For structures existing at the effective date of Ordinance No. (this ordinance), the lowest story of a building which qualifies as a story, as defined herein, except that a story in a building having only one floor level shall be classified as a first story, provided such floor level is not more than 4 feet below grade for more than 50 percent of the total perimeter, or more than 8 feet below grade at any point. If the finished floor level directly above a basement or unused under-floor space is more than 6 feet above grade for more than 50 percent of the total perimeter or is more than 12 feet above grade at any point, such basement or unused under-floor space shall be considered as a story.

For new structures or alterations which involve changing the elevation of any story, the floor level of the first story shall be within 1 foot of grade at the primary retail frontage.

(b) **Story, Second.** The story above the first story.

(c) **Story, Third and Above.** The story or stories of a building above the second story and below the ceiling of the topmost story of a building.

SEC. 790.122 Take-Out Food. A retail use which without tables and chairs primarily sells prepared, ready-to-eat foods in disposable wrappers for immediate consumption on or off the premises.

This use may provide off-site beer, wine, and/or liquor sales for consumption off the premises (with ABC licenses 20, 21, or 40).

This definition is applicable to bakeries, cookie and candy stores, as well as carry out sandwich and deli counters without seating on the premises. This definition is not applicable to general grocery stores or specialty grocery stores, subject to accessory use provisions in Section 703.2(b)1.(C)ii.

- SEC. 790.124 Trade Shop.** A retail use which provides custom crafted goods and services for sale directly to the consumer, reserving some storefront space for display and retail service; if conducted within an enclosed building having no openings other than fixed windows or exits required by law located within 50 feet of any R district. A trade shop includes, but is not limited to, repair and upholstery services, carpentry, printing, blueprinting, tailoring and other artisan craft uses.
- SEC. 790.130 Use Size [Non-Residential].** The permitted gross floor area allowed each individual non-residential use. Gross floor area is defined in Section 102.8 of this Code.
- SEC. 790.140 Walk-Up Facility.** A structure designed for provision of pedestrian-oriented services when located on an exterior building wall, including window service, self-service operations, and automated bank teller machines (ATMs).

Reference should be made to other sections which also apply to neighborhood commercial districts. These sections and their titles are listed below.

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Section 101	Purposes
Section 109	Severability

Definitions

Section 102	Definitions
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Section 250	Height and Bulk Districts Established
Section 251	Height and Bulk Districts - Purpose
Section 252	Classes of Height and Bulk Districts
Section 260	Height Limits - Method of Measurement
Section 262	Additional Height Limits - Applicable to Signs
Section 270	Bulk limits - Measurement
Section 271	Bulk Limits - Special Exceptions
Section 121	Minimum Lot Width
Section 130	Yard and Setback Requirements
Section 131	Legislated Setback Line
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Section 140	All Dwelling Units to Face and Open Area
Section 141	Screening of Rooftop Features
Section 142	Screening of Parking Areas

Parking

Section 153	Rules for Calculation of Required Spaces
Section 154	Minimum Dimensions for Required Off-Street Parking & Loading Spaces
Section 155	General Standards as to Location & Arrangement of Off-Street Parking and Loading Spaces
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Section 604	Permits and Conformity
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Section 204	Accessory Uses General
Section 204.4	Dwelling Units Accessory to Other Uses
Section 204.5	Parking and Loading as Accessory Uses
Section 205	Temporary Uses
Section 236	Garment Shop Special Use District
Section 240	Northern Waterfront Special Use Districts
Section 243	Ocean Avenue Affordable Housing Special Use District
Section 244	Monterey Boulevard Affordable Housing Special Use District

Landmarks

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Section 302	Amendments
Section 303	Conditional Uses
Section 304.5	Institutional Master Plans
Section 305	Variances

Compliance

Section 170	Applicability of Requirements
Section 171	Compliance of Uses Required
Section 172	Compliance of Structures, Open Spaces, and Off-Street Parking and Loading
Section 173	Compliance of Lots Required
Section 174	Compliance of Conditions
Section 175	Approval of Permits
Section 176	Enforcement Against Violations
Section 179	Automatic Conditional Uses
Section 180	Nonconforming Uses, Noncomplying Structures, and Substandard Lots
Section 181	Nonconforming Uses: Enlargements, Alterations, or Reconstruction
Section 182	Nonconforming Uses: Changes of Use
Section 183	Nonconforming Uses: Discontinuance and Abandonment
Section 184	Short-Term Continuance of Certain Nonconforming Uses
Section 186	Exemption of Limited Commercial Nonconforming Uses
Section 187	Garment Shops and Garment Factories as Nonconforming Uses
Section 188	Noncomplying Structures: Enlargements, Alterations and Reconstruction

ARTICLE 1
GENERAL ZONING PROVISIONS

[Section 101 is unchanged.]

SEC. 102 DEFINITIONS.

For the purposes of this Code, certain words and terms used herein are defined as set forth in this and the following sections. Additional definitions applicable only to Article 7, Neighborhood Commercial Districts, are set forth in Section 790. All words used in the present tense shall include the future. All words in the plural number shall include the singular number and all words in the singular number shall include the plural number, unless the natural construction of the wording indicates otherwise. The word "shall" is mandatory and not directory. Whenever any of the following terms is used it shall mean the corresponding officer, department, board or commission of the City and County of San Francisco, State of California herein referred to as the City: Assessor, Board of Supervisors, Department of City Planning, Department of Public Works, Director of Planning, City Planning Commission, Zoning Administrator. In each case the term shall be deemed to include an employee of any such officer or department of the City who is lawfully authorized to perform any duty or exercise any power as a representative or agent of that officer or department.

[Sections 102.1 through 102.3 are unchanged.]

SEC. 102.4 **District.** A portion of the territory of the city, as shown on the Zoning Map, within which certain regulations and requirements or various combinations thereof apply under the provisions of this Code. The term "district" shall include any use, special use, height and bulk, or special sign district. The term "R district" shall mean any RH-1(D), RH-1, RH-1(S), RH-2, RH-3, RM-1, RM-2, RM-3, RM-4, RC-1, RC-2, RC-3, or RC-4 district. The term "C district" shall mean any C-1, C-2, C-3, or C-M district. The term "M district" shall mean any M-1 or M-2 district. The term "RH district" shall mean any RH-1(D), RH-1, RH-1(S), RH-2, or RH-3 district. The term "RM district" shall mean any RM-1, RM-2, RM-3, or RM-4 district. The term "RC district" shall mean any RC-1, RC-2, RC-3, or RC-4 district. The term "C-3 district" shall mean any C-3-O, C-3-R, C-3-G, or C-3-S district. The term "NC district" shall mean any NC-1, NC-2, NC-3, NC-S, and any neighborhood commercial district identified by street name in Section 702.1.

[Sections 102.5 through 109 are unchanged.]

ARTICLE 1.2
DIMENSIONS, AREAS AND OPEN SPACES

[Section 121 is unchanged.]

SEC. 121.5 Development on Large Lots, Neighborhood Commercial Districts.

In order to promote, protect, and maintain a scale of development which is appropriate to each district and compatible with adjacent buildings, new construction or enlargement of existing buildings on lots larger than the square footage stated in the table below shall be permitted as conditional uses subject to the provisions set forth in Section 315.

<u>District</u>	<u>Lot Size Limits</u>
<u>NC-1, Broadway, Castro Street, Inner Clement Street, Outer Clement Street, Upper Fillmore Street, Haight Street, North Beach, Sacramento Street, Union Street, 24th Street-Mission, 24th Street-Noe Valley</u>	<u>5000 sq.ft.</u>
<u>NC-2, NC-3, Hayes-Gough, Upper Market Street, Polk Street, Valencia Street</u>	<u>10,000 sq.ft.</u>
<u>NC-S</u>	<u>Not Applicable</u>

In addition to the criteria of Section 303(c) the City Planning Commission shall find that the following criteria are met:

1. The mass and facade of the proposed structure are compatible with the existing scale of the district.
2. The facade of the proposed structure is consistent with design features of adjacent facades that contribute to the positive visual quality of the district.
3. The site plan of the proposed structure reflects the arrangement of most other buildings on its block. In cluster and linear districts with continuous street building walls, the proposed structure maintains a continuous block facade line.

SEC. 121.7

Use Size Limits (Non-Residential), Neighborhood Commercial Districts.

In order to protect and maintain a scale of development appropriate to each district, non-residential uses which exceed the square footage stated in the table below may be permitted only as conditional uses subject to the provisions set forth in Section 315. The use area shall be measured as the gross floor area for each individual non-residential use.

<u>District</u>	<u>Use Size Limits</u>
<u>NC-1, Castro Street, Inner Clement Street, Outer Clement Street, Upper Fillmore Street, Haight Street, North Beach, Sacramento Street, Union Street, 24th Street-Mission, 24th Street-Noe Valley</u>	<u>2500 sq.ft.</u>
<u>Broadway, Hayes-Gough, Upper Market Street, Polk Street, Valencia Street</u>	<u>3000 sq.ft.</u>
<u>NC-2</u>	<u>3500 sq.ft.</u>
<u>NC-3, NC-S</u>	<u>5000 sq.ft.</u>

In addition to the criteria of Section 303(c), the Commission shall find that the following criteria are met:

1. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.
2. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.
3. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

[Sections 122 and 123 are unchanged.]

BASIC FLOOR AREA RATIO.

- (a) Except as provided in Subsections (b), (c), (d), and (e) of this section, the basic floor area ratio limits specified in the following table shall apply to each building or development in the districts indicated.

TABLE 1

Basic Floor Area Ratio Limits

District	Basic Floor Area Ratio Limits
RH-1(D), RH-1, RH-1(S), RH-2, RH-3, RM-1, RM-2,	1.8 to 1
RM-3	3.6 to 1
RM-4	4.8 to 1
RC-1, RC-2	1.8 to 1
RC-3	3.6 to 1
RC-4	4.8 to 1
<u>NC-1</u>	<u>1.8 to 1</u>
<u>NC-2, NC-3, NC-S, Broadway, Castro Street, Inner Clement Street Outer Clement Street, Upper Fillmore Street, Haight Street, Hayes-Gough, Upper Market Street, North Beach, Polk Street, Sacramento Street, Union Street, Valencia Street, 24th Street-Mission, 24th Street-Noe Valley</u>	<u>3.6 to 1</u>
C-1, C-2	3.6 to 1
NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.	
C-3-O	10.0 to 1
C-3-R, C-3-G, C-3-O (SD)	6.0 to 1
C-3-S	5.0 to 1
C-M	9.0 to 1
M-1, M-2	5.0 to 1

- (b) In R and NC districts, the above floor area ratio limits shall not apply to dwellings.
- (c) In a C-2 district, the basic floor area ratio limit shall be 4.8 to 1 for a lot which is nearer to an RM-4 or RC-4 district than to any other R district, and 10.0 to 1 for a lot which is nearer to a C-3 district than to any R district. The distance to the nearest R district or C-3 district shall be measured from the midpoint of the front line, or from a point directly across the street therefrom, whichever gives the greatest ratio.
- (d) In the Automotive Special Use District, as described in Section 237 of this Code, the basic floor area ratio limit shall be 10.0 to 1.
- (e) In the Northern Waterfront Special Use Districts, as described in Sections 240 through 240.3 of this Code, the basic floor area ratio limit in any C district shall be 5.0 to 1.

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.

- (f) In C-3-G and C-3-S districts, additional square footage above that permitted by the base floor area ratio limits set forth above may be approved for dwellings, in accordance with the conditional use procedures and criteria as provided in Section 303 of this Code.
- (g) In the mid-South of Market Special Use District, as described in Section 249.1 of this Code, the basic floor area ratio limit for office uses shall be 2.0 to 1.
- (h) The allowable gross floor area on a lot which is the site of an unlawfully demolished building that is governed by the provisions of Article 11 shall be the gross floor area of the demolished building for the period of time set forth in, and in accordance with the provisions of, Section 1114 of this Code, but not to exceed the basic floor area permitted by this Section.

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently not effective as an interim control.

- (i) In calculating the permitted floor area of a new structure in a C-3 district, the lot on which an existing structure is located may not be included unless the existing structure and the new structure are made part of a single development complex, the existing structure is or is made architecturally compatible with the new structure, and, if the existing structure is in a Conservation District, the existing structure meets or is made to meet the standards of Section 1109(c), and the existing structure is reinforced to meet the standards for seismic loads and forces of the 1975 Building Code. Determinations under this paragraph shall be made in accordance with the provisions of Section 309.

- (j) In calculating allowable gross floor area on a preservation lot from which any TDRs have been transferred pursuant to Section 128, the amount allowed herein shall be decreased by the amount of gross floor area transferred.

SEC. 125

FLOOR AREA PREMIUMS, DISTRICTS OTHER THAN C-3 AND NC.

In any district other than a C-3 or NC district in which a floor area ratio limit applies, the following premiums, where applicable, may be added to the basic floor area ratio limit to determine the maximum floor area ratio for a building or development.

- (a) **Corner Lot.** For a lot or portion thereof which is defined by this Code as a corner lot, a floor area premium may be added by increasing the area of the lot or portion, for purposes of floor area computation, by 25 percent.
- (b) **Interior Lot.** For a lot or portion thereof which is defined by this Code as an interior lot, and which abuts along its rear lot line upon a street or alley, a floor area premium may be added by increasing the depth of the lot or portion along such street or alley, for purposes of floor area ratio computation, by one-half the width of such street or alley or 10 feet, whichever is the lesser.

[Sections 126 through 133 are unchanged.]

SEC. 134

REAR YARDS, R, NC, C AND M DISTRICTS.

The following requirements for rear yards shall apply to every building in an R, NC-1, or NC-2 district and to every dwelling in a(n) NC-2, NC-3, Individual Neighborhood Commercial District where noted in Subsection (a), C or M district. Rear yards shall not be required in NC-S districts. These requirements are intended to assure the protection and continuation of established mid-block, landscape open spaces, and maintenance of a scale of development appropriate to each district, consistent with the location of adjacent buildings.

- (a) **Basic requirements.** The basic rear yard requirements shall be as follows for the districts indicated. ((Such rear yards shall be provided at grade level and at each succeeding level or story of the building; except that in RC-2, RC-3, RC-4, C and M districts such rear yards shall be provided at the lowest story occupied as a dwelling at the rear of the building, and at each succeeding story of the building.))
 - 1. RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC-1, RC-2, RC-3, RC-4, NC, C and M districts. The minimum rear yard depth shall be equal to 25 per cent of the total depth of the lot on which the building is situated, but in no case less than 15 feet.

- (A) RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC-1, NC-1, Outer Clement Street, Haight Street, Sacramento Street, 24th Street-Noe Valley districts. Rear yards shall be provided at grade level and at each succeeding level or story of the building.
- (B) NC-2, Castro Street, Inner Clement Street, Upper Fillmore Street, North Beach, Union Street, Valencia Street, 24th Street-Mission districts. Rear yards shall be provided at the second story, and at each succeeding story of the building, and at the first story if it contains a dwelling unit.
- (C) RC-2, RC-3, RC-4, NC-3, Broadway, Hayes-Gough, Upper Market Street, Polk Street, C and M districts. Rear yards shall be provided at the lowest story containing a dwelling unit, and at each succeeding story of the building.

2. **RH-2, RH-2, RM-1 and RM-2 districts.** The minimum rear yard depth shall be equal to 45 per cent of the total depth of the lot on which the building is situated, except to the extent that a reduction in this requirement is permitted by Subsection (c) below. Rear yards shall be provided at grade level and at each succeeding level or story of the building.

- (b) **Permitted obstructions.** Only those obstructions specified in Section 136 of this Code shall be permitted in a required rear yard, and no other obstruction shall be constructed, placed or maintained within any such yard. No motor vehicle, trailer, boat or other vehicle shall be parked or stored within any such yard, except as specified in Section 136.
- (c) **Reduction of requirements in RH-2, RH-3, RM-1 and RM-2 districts.** The rear yard requirement in RH-2, RH-3, RM-1 and RM-2 districts, as stated in Paragraph (a)2 above, shall be reduced in specific situations as described in this Subsection (c), based upon conditions on adjacent lots. Under no circumstances, however, shall the minimum rear yard be thus reduced to less than a depth equal to 25 per cent of the total depth of the lot on which the building is situated, or to less than 15 feet, whichever is greater.
 - 1. **General rule.** In such districts, the forward edge of the required rear yard shall be reduced to a line on the subject lot, parallel to the rear lot line of such lot, which is an average between the depths of the rear building walls of the two adjacent buildings. Provided, that in any case in which a rear yard requirement is thus reduced, the last 10 feet of building depth thus permitted on the subject lot shall be limited to a height of 30 feet, measured as prescribed by Section 260 of this Code, or to such lesser height as may be established by Section 261 of this Code.

2. **Alternative method of averaging.** If, under the rule stated in Paragraph (c)1 above, a reduction in the required rear yard is permitted, the reduction may alternatively be averaged in an irregular manner; provided that the area of the resulting reduction shall be no more than the product of the width of the subject lot along the line established by Paragraph (c)1 above times the reduction in depth of rear yard permitted by Paragraph (c)1; and provided further that all portions of the open area on the part of the lot to which the rear yard reduction applies shall be directly exposed laterally to the open area behind the adjacent building having the lesser depth of its rear building wall.
3. **Method of measurement.** For purposes of this Subsection (c), an adjacent building shall mean a building on a lot adjoining the subject lot along a side lot line. In all cases the location of the rear building wall of an adjacent building shall be taken as the line of greatest depth of any portion of the adjacent building which occupies at least 1/2 the width between the side lot lines of the lot on which such adjacent building is located, and which has a height of at least 20 feet above grade, or two stories, whichever is less; excluding all permitted obstructions listed for rear yards in Section 136 of this Code. Where a lot adjoining the subject lot is vacant, or contains no dwelling or group housing structure, or is located in an RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC, NC, C, M or P district, such adjoining lot shall, for purposes of the calculations in this Subsection (c), be considered to have an adjacent building upon it whose rear building wall is at a depth equal to 75 percent of the total depth of the subject lot.
4. **Applicability to special lot situations.** In the following special lot situations, the general rule stated in Paragraph (c)1 above shall be applied as provided in this Paragraph (c)4, and the required rear yard shall be reduced if conditions on the adjacent lot or lots so indicate and if all other requirements of this Section 134 are met.
 - (A) **Corner lots and lots at alley intersections.** On a corner lot as defined by this Code, or a lot at the intersection of a street and an alley or two alleys, the forward edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the rear building wall of the one adjacent building.
 - (B) **Lots abutting properties with buildings that front on another street or alley.** In the case of any lot that abuts along one of its side lot lines upon a lot with a building that fronts on another street or alley, the lot on which it so abuts shall be disregarded, and the forward edge of the required rear yard shall be reduced to a line

on the subject lot which is at the depth of the rear building wall of the one adjacent building fronting on the same street or alley. In the case of any lot that abuts along both its side lot lines upon lots with buildings that front on another street or alley, both lots on which it so abuts shall be disregarded, and the minimum rear yard depth for the subject lot shall be equal to 25 percent of the total depth of the subject lot, or 15 feet, whichever is greater.

- (C) **Through lots abutting properties that contain two buildings.** Where a lot is a through lot having both its front and its rear lot line along streets, alleys, or a street and an alley, and both adjoining lots are also through lots, each containing two dwellings or group housing structures that front at opposite ends of the lot, the subject through lot may also have two buildings according to such established pattern, each fronting at one end of the lot, provided all the other requirements of this Code are met. In such cases the rear yard required by this Section 134 for the subject lot shall be located in the central portion of the lot, between the two buildings on such lot, and the depth of the rear wall of each building from the street or alley on which it fronts shall be established by the average of the depths of the rear building walls of the adjacent buildings fronting on that street or alley. In no case, however, shall the total minimum rear yard for the subject lot be thus reduced to less than a depth equal to 25 percent of the total depth of the subject lot, or to less than 15 feet, whichever is greater. Furthermore, in all cases in which this Subparagraph (c)4(C) is applied, the requirements of Section 132 of this Code for front set-back areas shall be applicable along both street or alley frontages of the subject through lot.

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.

- (d) **Reduction of requirements in C-3 districts.** In C-3 districts, an exception to the rear yard requirements of this section may be allowed, in accordance with the provisions of Section 309, provided that the building location and configuration assure adequate light and air to windows within the residential units and to the usable open space provided.

- (e) **Reduction of Requirements in NC districts.** The rear yard requirement may be modified or waived by the Zoning Administrator if all of the following criteria are met:

1. Dwelling units are included in the new or expanding development and a comparable amount of usable open space is provided elsewhere on the lot or within the development where it is more accessible to the residents; and
2. The proposed new or expanding structure will not significantly impede the access of light and air to and views from abutting properties; and
3. The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of abutting properties.

This provision shall be administered pursuant to the procedures which are applicable to variances, as set forth in Sections 306.1 through 306.5 and 308.2.

SEC. 135

USABLE OPEN SPACE, R, NC, C AND M DISTRICTS.

Except as provided in Section 172 and 188 of this Code, usable open space shall be provided for each dwelling and each group housing structure in R, NC, C and M districts according to the standards set forth in this section.

- (a) **Character of space provided.** Usable open space shall be composed of an outdoor area or areas designed for outdoor living, recreation or landscaping, including such areas on the ground and on decks, balconies, porches and roofs, which are safe and suitably surfaced and screened, and which conform to the other requirements of this section. Such area or areas shall be on the same lot as the dwelling units (or bedrooms in group housing) they serve, and shall be designed and oriented in a manner that will make the best practical use of available sun and other climatic advantages. "Private usable open space" shall mean an area or areas private to and designed for use by only one dwelling unit (or bedroom in group housing). "Common usable open space" shall mean an area or areas designed for use jointly by two or more dwelling units (or bedrooms in group housing).
- (b) **Access.** Usable open space shall be as close as is practical to the dwelling unit (or bedroom in group housing) for which it is required, and shall be accessible from such dwelling unit or bedroom as follows:
 1. Private usable open space shall be directly and immediately accessible from such dwelling unit or bedroom; and shall be either on the same floor level as such dwelling unit or bedroom, with no more than one story above or below such floor level with convenient private access.
 2. Common usable open space shall be easily and independently accessible from such dwelling unit or bedroom, or from another common area of the building or lot.

- (c) **Permitted obstructions.** In the calculation of either private or common usable open space, those obstructions listed in Section 136 of this Code for usable open space shall be permitted.
- (d) **Amount required.** Usable open space shall be provided for each building in the amounts specified herein and in the following table for the district in which the building is located.
1. For dwellings, except as provided in Paragraph (d)3 below, the minimum amount of usable open space to be provided for use by each dwelling unit shall be as specified in the second column of the table if such usable open space is all private. Where common usable open space is used to satisfy all or part of the requirement for a dwelling unit, such common usable open space shall be provided in an amount equal to 1.33 square feet for each one square foot of private usable open space specified in the second column of the table. In such cases, the balance of the required usable open space may be provided as private usable open space, with full credit for each square foot of private usable open space so provided.
 2. For group housing structures, the minimum amount of usable open space provided for use by each bedroom shall be 1/3 the amount required for a dwelling unit as specified in Paragraph (d)1 above. For purposes of these calculations, the number of bedrooms on a lot shall in no case be considered to be less than one bedroom for each two beds. Where the actual number of beds exceeds an average of two beds for each bedroom, each two beds shall be considered equivalent to one bedroom.
 3. For dwellings specifically designed for and occupied by senior citizens or physically handicapped persons, as defined and regulated by Section 209.1(m) of this Code, the minimum amount of usable open space to be provided for use by each dwelling unit shall be 1/2 the amount required for each dwelling unit as specified in Paragraph (d)1 above.
- (e) **Slope.** The slope of any area credited as either private or common usable open space shall not exceed five percent.
- (f) **Private usable open space: additional standards.**
1. **Minimum dimensions and minimum area.** Any space credited as private usable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 square feet if located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 square feet if located on open ground, a terrace or the surface of an inner or outer court.
 2. **Exposure.** In order to be credited as private usable open space, an area must be kept open in the following manner:

Table 3
Minimum Usable Open Space

District	Square Feet Of Usable Open Space Required For Each Dwelling Unit If All Private	Ratio of Common Usable Open Space That May Be Substituted for Private
RH-1(D), RH-1	300	1.33
RH-1(S)	300 for first unit; 100 for minor second unit	1.33
RH-2	125	1.33
RH-3	100	1.33
RM-1, RC-1	100	1.33
RM-2, RC-2	80	1.33
RM-3, RC-3	60	1.33
RM-4, RC-4	36	1.33
<u>Sacramento</u>	<u>100</u>	<u>1.33</u>
<u>Castro Street,</u> <u>Inner Clement Street,</u> <u>Outer Clement Street,</u> <u>Upper Fillmore Street,</u> <u>Haight Street,</u> <u>Union Street,</u> <u>Valencia Street,</u> <u>24th Street-Mission,</u> <u>24th Street-Noe Valley,</u>	<u>80</u>	<u>1.33</u>
<u>Broadway, Hayes-Gough,</u> <u>Upper Market Street,</u> <u>North Beach,</u> <u>Polk Street</u>	<u>60</u>	<u>1.33</u>
C-3, C-M, M-1, M-2	36	1.33
<u>NC-1, NC-2, NC-3,</u> <u>NC-S, C-1, C-2</u>	Same as for the R district establishing the dwelling unit density ratio for the <u>NC-1, NC-2, NC-3,</u> <u>NC-S, C-1 or C-2</u> district property	

- (A) For decks, balconies, porches and roofs, at least 30 percent of the perimeter must be unobstructed except for necessary railings.
- (B) In addition, the area credited on a deck, balcony, porch or roof must either face a street, face or be within a rear yard, or face or be within some other space which at the level of the private usable open space meets the minimum dimension and area requirements for common usable open space as specified in Paragraph 135(g)1 below.
- (C) Areas within inner and outer courts, as defined by this Code, must either conform to the standards of Subparagraph (f)2(B) above or be so arranged that the height of the walls and projections above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court, regardless of the permitted obstruction referred to in Subsection 135(c) above.

- 3. **Fire escapes as usable open space.** Normal fire escape grating shall not be considered suitable surfacing for usable open space. The steps of a fire escape stairway or ladder, and any space less than six feet deep between such steps and a wall of the building, shall not be credited as usable open space. But the mere potential use of a balcony area for an emergency fire exit by occupants of other dwelling units (or bedrooms in group housing) shall not prevent it from being credited as usable open space on grounds of lack of privacy or usability.

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.

In C-3 districts, the area of a totally or partially enclosed solarium shall be credited as private usable open space if (i) such area is open to the outdoors through openings or clear glazing on not less than 50 percent of its perimeter; and (ii) not less than 30 percent of its overhead area and 25 percent of its perimeter are open or can be opened to the air.

(g) Common usable open space: additional standards.

- 1. **Minimum dimensions and minimum area.** Any space credited as common usable open space shall be at least 15 feet in every horizontal dimension and shall have a minimum area of 300 square feet.

2. **Use of inner courts.** The area of an inner court, as defined by this Code, may be credited as common usable open space, if the enclosed space is not less than 20 feet in every horizontal dimension and 400 square feet in area; and if (regardless of the permitted obstructions referred to in Subsection 135(c) above) the height of the walls and projections above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.
3. **Use of solariums.** The area of a totally or partially enclosed solarium may be credited as common usable open space if the space is not less than 15 feet in every horizontal dimension and 300 square feet in area; and if such area is exposed to the sun through openings or clear glazing on not less than 30 percent of its perimeter and 30 percent of its overhead area.

SEC. 136

OBSTRUCTIONS OVER STREETS AND ALLEYS AND IN REQUIRED SETBACKS, YARDS AND USABLE OPEN SPACE.

- (a) The following obstructions shall be permitted, in the manner specified, as indicated by the symbol "X" in the columns at the left, within the required open areas listed herein:
 1. Projections from a building or structure extending over a street or alley as defined by this Code. Every portion of such projections over a street or alley shall provide a minimum of 7-1/2 feet of vertical clearance from the sidewalk or other surface above which it is situated, or such greater vertical clearance as may be required by the San Francisco Building Code, unless the contrary is stated below. The permit under which any such projection over a street or alley is erected over public property shall not be construed to create any perpetual right but is a revocable license.
 2. Obstructions within legislated set-back lines and front set-back areas, as required by Sections 131 and 132 of this Code.
 3. Obstructions within side yards and rear yards, as required by Sections 133 and 134 of this Code.
 4. Obstructions within usable open space, as required by Section 135 of this Code.
- (b) No obstruction shall be constructed, placed or maintained in any such required open area except as specified in this section.

Streets and Alleys	Setbacks	Yards	Usable Open Space
X	X	X	X
X	X	X	X

(c) The permitted obstructions shall be as follows:

1. Overhead horizontal projections (leaving at least 7-1/2 feet of headroom) of a purely architectural or decorative character such as cornices, eaves, sills and belt courses, with a vertical dimension of no more than two feet six inches, not increasing the floor area or the volume of space enclosed by the building, and not projecting more than:
 - (A) At roof level, three feet over streets and alleys and into set-backs, or to a perimeter in such required open areas parallel to and one foot outside the surfaces of bay windows immediately below such features, whichever is the greater projection;
 - (B) At every other level, one foot over streets and alleys and into set-backs; and
 - (C) Three feet into yards and usable open space, or 1/6 of the required minimum dimensions (when specified) of such open areas, whichever is less.
2. Bay (Projecting) windows, balconies (other than balconies used for primary access to two or more dwelling units or two or more bedrooms in group housing), and similar features that increase either the floor area of the building or the volume of space enclosed by the building above grade, when limited as specified herein. With respect to obstructions within yards and usable open space, the bay windows and balconies specified in Paragraph (c)3 below shall be permitted as an alternative to those specified in this Paragraph (c)2.
 - (A) The minimum headroom shall be 7-1/2 feet.
 - (B) Projection into the required open area shall be limited to three feet; provided that projection over streets and alleys shall be further limited to two feet where the sidewalk width is nine feet or less, and the projection shall in no case be closer than eight feet to the center line of any alley.
 - (C) The glass areas of each bay window, and the open portions of each balcony, shall be not less than 50 per cent of the sum of the areas of the vertical surfaces of such bay window or balcony above the required open area. At least 1/3 of such required glass area of such bay window, and open portions of such balcony, shall be on one or more vertical surfaces situated at an angle of not less than 30 degrees to the line establishing the required open area. In addition, at least 1/3 of such required glass area or open portions shall be on the vertical surface parallel to, or most nearly parallel to, the line establishing each open area over which the bay window or balcony projects.

Streets and Alleys	Setbacks	Yards	Usable Open Space
X	X	X	X
			X
		X	

usable open space, the bay windows and balconies specified in Paragraph (c)2 above shall be permitted as an alternative to those specified in this Paragraph (c)3.

- (A) The minimum headroom shall be 7-1/2 feet.
 - (B) Projection into the required open area shall be limited to three feet, or 1/6 of the required minimum dimension (when specified) of the open area, whichever is less.
 - (C) In the case of bay windows, the maximum length of each bay window shall be 10 feet, and the minimum horizontal separation between bay windows shall be five feet, above all parts of the required open area.
 - (D) The aggregate length of all bay windows and balconies projecting into the required open area shall be no more than 2/3 the buildable width of the lot along a rear building wall, 2/3 the buildable length of a street side building wall, or 1/3 the length of all open areas along the buildable length of an interior side lot line; in the case of yards, these limits on aggregate length shall apply to the aggregate of all bay windows, balconies, fire escapes and chimneys.
4. Fire escapes, leaving at least 7-1/2 feet of headroom exclusive of drop ladders to grade, and not projecting more than necessary for safety or in any case more than four feet six inches into the required open area. In the case of yards, the aggregate length of all bay windows, balconies, fire escapes and chimneys that extend into the required open area shall be no more than 2/3 the buildable width of the lot along a rear building wall, 2/3 the buildable length of a street side building wall, or 1/3 the buildable length of an interior side lot line.
 5. Overhead horizontal projections other than those listed in Paragraphs (c)1, 2, 3 and 4 above, leaving at least 7-1/2 feet of headroom, where the depth of any such projection is no greater than the headroom it leaves, and in no case is greater than 10 feet; and provided that, in the case of common usable open space at ground level, the open space under the projection directly adjoins uncovered usable open space that is at least 10 feet in depth and 15 feet in width.
 6. Chimneys not extending more than three feet into the required open area or 1/6 of the required minimum dimension (when specified) of the open area, whichever is less; provided, that the aggregate length of all bay windows, balconies, fire escapes and chimneys that extend into the required open area is no more than 2/3 the buildable width of the lot along a rear building wall, 2/3 the buildable length of a street side building wall, or 1/3 the buildable length of an interior side lot line.

Streets and Alleys	Setbacks	Yards	Usable Open Space
X			
X			
X	X		
X	X		
X	X		
X	X		
	X	X	X
	X	X	X
X	X	X	X
	X	X	X
	X	X	X
		X	X

7. Temporary occupancy of street and alley areas during construction and alteration of buildings and structures, as regulated by the Building Code and other portions of the Municipal Code.
8. Space below grade, as regulated by the Building Code and other portions of the Municipal Code.
9. Building curbs and buffer blocks at ground level, not exceeding a height of nine inches above grade or extending more than nine inches into the required open area.
10. Signs as regulated by Article 6 of this Code, at locations and to the extent permitted therein.
11. Flag poles for projecting flags permitted by Article 6 of this Code.
12. Marquees, awnings and canopies in P, NC, C, and M districts, as regulated by the Building Code and as further limited by this Code.
13. Retaining walls that are necessary to maintain approximately the grade existing at the time of construction of a building. Other retaining walls and the grade maintained by them shall be subject to the same regulations as decks (see Paragraphs (c)24 and (c)25 below).
14. Steps of any type not more than three feet above grade; and uncovered stairways and landings not extending higher than the floor level of the adjacent first floor of occupancy above the ground story, and, in the case of yards and usable open space, extending no more than six feet into the required open area for any portion that is more than three feet above grade, provided that all such stairways and landings shall occupy no more than $\frac{2}{3}$ the buildable width of the lot along a front or rear building wall, $\frac{2}{3}$ the buildable length of a street side building wall, or $\frac{1}{3}$ the length of all open areas along the buildable length of an interior side lot line.
15. Railings no more than three feet six inches in height above any permitted step, stairway, landing, fire escape, deck, porch or balcony, or above the surface of any other structure permitted in the required open area.
16. Decorative railings and decorative grille work, other than wire mesh, at least 75 percent open to perpendicular view and no more than six feet in height above grade.
17. Fences no more than three feet in height above grade.
18. Fences and wind screens no more than six feet in height above grade.

Streets and Alleys	Setbacks	Yards	Usable Open Space
		X	
		X	X
	X	X	X
		X	X
		X	
		X	

19. Fences and wind screens no more than 10 feet in height above grade.
20. Normal outdoor recreational and household features such as play equipment and drying lines.
21. Landscaping and garden furniture.
22. Garden structures enclosed by walls on no more than 50 percent of their perimeter, such as gazebos and sunshades, if no more than eight feet in height above grade and covering no more than 60 square feet of land.
23. Other structures commonly used in gardening activities, such as greenhouses and sheds for storage of garden tools, if no more than eight feet in height above grade and covering no more than 100 square feet of land.
24. Decks, whether attached to a building or not, at or below the adjacent first floor of occupancy, if developed as usable open space and meeting the following requirements:
 - (A) Slope of 15 percent or less. The floor of the deck shall not exceed a height of three feet above grade at any point in the required open area, nor shall such floor penetrate a plane made by a vertical angle 45 degrees above horizontal with its vertex three feet above grade at any lot line bordering the required open area.
 - (B) Slope of more than 15 percent and no more than 70 percent. The floor of the deck shall not exceed a height of three feet above grade at any point along any lot line bordering the required open area, nor shall such floor penetrate a plane made by a vertical angle 45 degrees above horizontal with its vertex three feet above grade at any lot line bordering the required open area, except that when two or more lots are developed with adjacent decks whose floor levels differ by not more than three feet, whether or not the lots will remain in the same ownership, each deck may come all the way to the lot line adjacent to the other deck. In addition, the vertical distance measured up from grade to the floor of the deck shall not exceed seven feet at any point in the required open area.
 - (C) Slope of more than 70 percent. Because in these cases the normal usability of the required open area is seriously impaired by the slope, a deck covering not more than 1/3 the area of the required open area may be built exceeding the heights specified above, provided that the light, air, view, and privacy of adjacent lots are not seriously affected. Each such case shall be considered on its individual merits. However, the following points shall be considered guidelines in these cases:

Streets and Alleys	Setbacks	Yards	Usable Open Space
	X		
		X	
	X	X	

28. Garages, where both adjoining lots (or the one adjoining lot where the subject property is a corner lot) contain a garage structure within the required set-back line or front set-back area on the same street or alley frontage, provided the garage on the subject property does not exceed the average of the two adjacent garage structures (or the one adjacent garage structure where the subject property is a corner lot) in either height above grade or extension into the required set-back.
29. Garages, where the subject property is a through lot having both its front and its rear lot line along streets, alleys, or a street and an alley, and both adjoining lots (or the one adjoining lot where the subject property is also a corner lot) contain a garage structure adjacent to the required rear yard on the subject property, provided the garage on the subject property does not exceed the average of the two adjacent garage structures (or the one adjacent garage structure where the subject property is a corner lot) in either height above grade or encroachment upon the required rear yard.
30. Driveways, for use only to provide necessary access to required or permitted parking that is located on the subject property other than in a required open area, and where such driveway has only the minimum width needed for such access.

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.

(d) Notwithstanding the limitations of subsection (c) of this section, the following provisions shall apply in C-3 districts.

1. Decorative Architectural Features. Decorative architectural features not increasing the interior floor area or volume of the space enclosed by the building are permitted over streets and alleys and into setbacks within the maximum vertical and horizontal dimensions described as follows:

- (A) At roof level, decorative features such as cornices, eaves, and brackets may project four feet with a maximum vertical dimension no greater than 6 feet.
- (B) At all levels above the area of minimum vertical clearance required in subsection (a)1 above, decorative features, such as belt courses, entablatures, and bosses, may project 2 feet with a maximum vertical dimension of 4 feet.
- (C) At all levels above the area of minimum vertical clearance required by subsection (a)1 above, vertical

decorative features, such as pilasters, columns, and window frames (including pediment and sills), with a cross-sectional area of not more than 3 square feet at midpoint, may project 1 foot horizontally.

2. **Bay Windows.** Notwithstanding the provisions of subsections (c)2, (D) and (F) of this section, bay windows on non-residential floors of a structure are permitted only if the width of the bay is at least two times its depth, the total width of all bays on a facade plane does not exceed one-half of the width of the facade plane, and the maximum horizontal (plan) dimensions of the bay fit within the dimensions set forth in the diagram below.

SEC. 136.1

Obstructions over Streets and Alleys and in Required Set-Backs, Yards, and Usable Open Space in NC Districts.

In addition to the limitations of Section 136, especially Paragraph 136(c)12, the following provisions shall apply in NC districts.

- (a) Awnings. All portions of any permitted awning shall be not less than 8 feet above the finished grade, excluding any valance which shall not be less than 7 feet above the finished grade. No portion of any awning shall be higher than the window-sill level of the lowest story (if any) that has a window or windows on the building facade to which the awning is attached, exclusive of the ground story and mezzanine, provided that no such awning shall in any case exceed a height of 16 feet or the roofline of the building to which it is attached, whichever is lower.

1. NC-1 districts. The horizontal projection of any awning shall not exceed 4 feet from the face of a building. The vertical distance from the top to the bottom of any awning shall not exceed 4 feet, including any valance.
2. All other NC districts. When the width of all awnings is less than 10 feet along the direction of the street, the horizontal projection of such awnings shall not exceed 6 feet from the face of any supporting building and the vertical distance from the top to the bottom of such awnings shall not exceed 6 feet, including any valance. When the width of all awnings exceeds 10 feet measured along the direction of the street, the horizontal projection of such awnings shall not exceed 4 feet from the face of the supporting building and the vertical distance from the top to the bottom of such awnings shall not exceed 4 feet, including any valance.

- (b) Canopies.

1. NC-1 Districts. No canopy shall be permitted in any NC-1 district.

2. All other NC districts. The maximum width of any canopy shall be 10 feet. The horizontal projection of any canopy may extend to a point 2 feet from the curb. The outer column support shall be located in the outer one-third of the sidewalk. The vertical distance from the top to the bottom of the canopy shall not exceed 2 feet, including any valance. All portions of any canopy, excluding the column supports and excluding any valance which may be not less than 7 feet above the finished grade, shall be not less than 8 feet above the finished grade. Canopies shall not be spaced closer than 20 feet from each other, measured from center line to center line.

(c) Marquees.

1. NC-1 Districts. No marquee shall be permitted in any NC-1 district.
2. All other NC districts. The vertical distance from the top to the bottom of any marquee shall not exceed 3 feet and the horizontal projection shall not extend beyond a point 2 feet from the curb.
 - A. A marquee projecting more than two-thirds of the distance from the property line to the curb line shall not exceed 10 feet or 50 percent of the length of the building, along the direction of the street, whichever is less. All portions of such marquee shall be not less than 12 feet nor more than 16 feet in height above the finished grade, nor higher than the window-sill level or windows on the building facade on which the marquee is placed, exclusive of the ground story and mezzanine. Each building frontage shall be considered separately.
 - B. A marquee projecting less than two-thirds of the distance from the property line to the curb line shall not exceed 25 feet or 50 percent of the length of the building along the direction of the street, whichever is less. All portions of such marquee shall be not less than 10 feet nor more than 16 feet above the finished grade, nor higher than the window-sill level or windows on the building facade on which the marquee is placed, exclusive of the ground story and mezzanine. Each building frontage shall be considered separately.

SEC. 140

ALL DWELLING UNITS TO FACE ON OPEN AREA, R, C, NC, AND M DISTRICTS.

- (a) In each dwelling unit in an R, C, NC, or M district, the required windows (as defined by Section 501.4 of the San Francisco Housing Code) of at least one room that meets the 120-square foot minimum superficial floor area requirement of Section 501.1 of the Housing Code shall face directly on an open area of one of the following types:

1. A public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of this Code; provided that if such windows are on an outer court whose width is less than 25 feet the depth of such court shall be no greater than its width; or
2. An open area (whether an inner court or a space between separate buildings on the same lot) which is unobstructed (except for fire escapes not projecting more than necessary for safety and in no case more than 4 feet 6 inches, chimneys, and those obstructions permitted in Sections 136(c)14, 15, 16, 19, 20 and 29 of this Code) and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

SEC. 141

SCREENING OF ROOFTOP FEATURES R, C, NC, AND M DISTRICTS.

- (a) In R, C, NC, and M districts, rooftop mechanical equipment and appurtenances to be used in the operation or maintenance of a building shall be arranged so as not to be visible from any point at or below the roof level of the subject building. This requirement shall apply in construction of new buildings, and in any alteration of mechanical systems of existing buildings that results in significant changes in such rooftop equipment and appurtenances. The features so regulated shall in all cases be either enclosed by outer building walls or parapets, or grouped and screened in a suitable manner, or designed in themselves so that they are balanced and integrated with respect to the design of the building. Minor features not exceeding one foot in height shall be exempted from this regulation.

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.

- (b) In C-3 districts, whenever the enclosure of mechanical equipment and appurtenances will become a prominent feature on the skyline, modifications may, in accordance with provisions of Section 309, be required in order to insure that:
1. The enclosure is designed as a logical extension of the building form and an integral part of the overall building design;
 2. Its cladding and detailing is comparable in quality to that of the rest of the building;
 3. If screened by additional volume, as authorized by Section 260(b), the rooftop form is appropriate to the nature and proportions of the building, and is designed to obscure the rooftop equipment and appurtenances and to provide a more balanced and graceful silhouette for the top of the building or structure; and

4. The additional building volume is not distributed in a manner which simply extends vertically the walls of the building.

SEC. 142

SCREENING OF PARKING AREAS, R DISTRICTS AND ALL NC DISTRICTS EXCEPT NC-3 AND NC-S DISTRICTS.

Off-street parking areas in R districts, and all NC except NC-3 and NC-S districts, shall be screened as provided in this section.

- (a) Every off-street parking space within a building, where not enclosed by solid building walls, shall be screened from view from all streets and alleys through use of garage doors or by some other means.
- (b) Along rear yard areas and other interior open spaces, all off-street parking spaces, driveways and maneuvering areas within buildings shall be screened from view and confined by solid building walls.
- (c) Off-street parking spaces in parking lots shall meet the requirements of Section 156 and other applicable provisions of Article 1.5 of this Code. Such parking areas shall be screened from view as provided in Section 156(d) of this Code.

SEC. 143

STREET TREES, R, NC, AND C-3 DISTRICTS.

- (a) In any R, NC, or C-3 District, street trees shall be

installed by the owner or developer in the case of construction of a new building, relocation of a building, or addition of floor area equal to 20 per cent or more of an existing building.

- (b) The street trees installed shall be a minimum of one tree of 15 gallon size for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. Such trees shall be located within a set-back area on the lot or within the public right-of-way along such lot.
- (c) The species of trees selected shall be suitable for the site, and in the case of trees installed in the public right-of-way, the species and locations shall be subject to approval by the Department of Public Works. Procedures and other requirements for the installation, maintenance, and protection of trees in the public right-of-way shall be as set forth in Article 16 of the Public Works Code.

- (d) In any case in which the Department of Public Works cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities, or other reasons regarding the public welfare, and where installation of such tree on a lot itself is also impractical, the requirements of this Section 143 may be modified or waived by the Zoning Administrator to the extent necessary.

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.

- (e) In C-3 districts, the Zoning Administrator may allow the installation of planter boxes or tubs or similar landscaping in place of trees when that is determined to be more desirable in order to make the landscaping compatible with the character of the surrounding area, or may waive the requirement where landscaping is considered to be inappropriate because it conflicts with policies of the Downtown Plan, a component of the Master Plan, such as the policy favoring unobstructed pedestrian passage.

[Sections 144 and 145 are unchanged.]

SEC. 145.1

Street Frontages, Neighborhood Commercial Districts.

In order to preserve, enhance and promote attractive, clearly defined street frontages which are appropriate and compatible with the buildings and uses in Neighborhood Commercial districts and adjacent districts, the following requirements shall apply to new structures or alterations to existing structures involving a change in the level of the first story or a change in the facade at the street frontage, where such structure is located along any block frontage that is entirely within an NC district.

- (a) In all NC districts other than NC-S districts, the width of such new or altered structure, parallel to and facing such street, shall abut the front property line or legislated set-back, as regulated in Section 131, except for entrance doors, outdoor activity areas as defined in Section 790.70, or walk-up facilities as defined in Section 790.140, which may be indented.
- (b) In all NC districts other than NC-S districts, no more than one-third the width of such new or altered structure, parallel to and facing such street, shall be devoted to ingresses to parking.
- (c) The floor level of the ground story shall be within one foot of grade, as defined in Section 790.118, for a horizontal distance of 10 feet from the front building wall at the retail frontage .

- (d) If such structures contain at the ground story any of the permitted uses in the Sections listed below, at least one-half the total width of such new or altered structures, parallel to and facing such street, shall be devoted to the ground story to entrances, windows or display space at the pedestrian eye-level. Such windows shall use clear, untinted glass, except for decorative or architectural accent. Any decorative railings or decorative grille work, other than wire mesh, which is placed in front of or behind such windows, shall be at least 75 per cent open to perpendicular view and no more than six feet in height above grade.

<u>§ 703.40</u>	<u>Other Retail Sales and Services</u>
<u>§ 703.41</u>	<u>Bar</u>
<u>§ 703.42</u>	<u>Full-Service Restaurant</u>
<u>§ 703.43</u>	<u>Fast-Food Restaurant</u>
<u>§ 703.44</u>	<u>Take Out Food</u>
<u>§ 703.45</u>	<u>Movie Theater</u>
<u>§ 703.48</u>	<u>Amusement Game Arcade</u>
<u>§ 703.49</u>	<u>Financial Service</u>
<u>§ 703.50</u>	<u>Limited Financial Service</u>
<u>§ 703.51</u>	<u>Medical Service</u>
<u>§ 703.52</u>	<u>Personal Service</u>
<u>§ 703.53</u>	<u>Business or Professional Service</u>
<u>§ 703.55</u>	<u>Tourist Hotel</u>
<u>§ 703.61</u>	<u>Automobile Sale or Rental</u>
<u>§ 703.62</u>	<u>Animal Hospital</u>
<u>§ 703.65</u>	<u>Trade Shop</u>
<u>§ 703.70</u>	<u>Administrative Service</u>

ARTICLE 1.5

OFF-STREET PARKING AND LOADING

[Sections 150 through 155 are unchanged.]

SEC. 156 PARKING LOTS.

- (a) A parking lot is hereby defined as an off-street open area or portion thereof solely for the parking of passenger automobiles. Such an area or portion shall be considered a parking lot whether or not on the same lot as another use, whether or not required by this Code for any structure or use, and whether classified as an accessory, principal or conditional use.
- (b) Where parking lots are specified in Article 2 of this Code as a use for which conditional use approval is required in a certain district, such conditional use approval shall be required only for such parking lots in such district as are not qualified as accessory uses under Section 204.5 of this Code. The provisions of this Section 156 shall, however, apply to all parking lots whether classified as accessory, principal or conditional uses.
- (c) In considering any application for a conditional use for a parking lot for a specific use or uses, where the amount of parking provided exceeds the amount classified as accessory parking in Section 204.5 of this Code, the City Planning Commission shall consider the criteria set forth in Section 157.
- (d) Any parking lot for the parking of two or more automobiles which adjoins a lot in any R district, or which faces a lot in any R district across a street or alley, shall be screened from view therefrom, except at driveways necessary for ingress and egress, by a solid fence, a solid wall, or a compact evergreen hedge, not less than four feet in height.
- (e) Any parking lot for the parking of 10 or more automobiles within the C-3-0, C-3-R, C-3-S, or C-3-G district shall be screened from view from every street, except at driveways necessary for ingress and egress, by a solid fence, a solid wall, or a compact evergreen hedge, not less than four feet in height.
- (f) All artificial lighting used to illuminate a parking lot for any number of automobiles in any R ((district)), NC, or C district shall be so arranged that all direct rays from such lighting fall entirely within such parking lot.

- (g) No parking lot for any number of automobiles shall have conducted upon it any dead storage or dismantling of vehicles, or any repair or servicing of vehicles other than of an emergency nature.

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.

- (h) No permanent parking lot shall be permitted in C-3-O, C-3-R, and C-3-G Districts; temporary parking lots may be approved as conditional uses pursuant to the provisions of Section 303 for a period not to exceed two years; permanent parking lots in C-3-S Districts shall be permitted only as a conditional use.

[Sections 157 through 161 are unchanged.]

ARTICLE 1.7

COMPLIANCE

[Sections 170 through 176 are unchanged.]

SEC. 178

CONDITIONAL USES.

The following provisions shall apply to conditional uses:

- (a) Definition. For the purposes of this Section, a permitted conditional use shall refer to:

 - 1. Any use or feature authorized as a conditional use pursuant to Article 3 of this Code, provided that such use or feature was established within a reasonable time from the date of authorization; or
 - 2. Any use or feature which is classified as a conditional use in the district in which it is located and which lawfully existed either on the effective date of this Code, or on the effective date of any amendment imposing new conditional use requirements upon such use or feature; or
 - 3. Any use deemed to be a permitted conditional use pursuant to Section 179 of this Code.
- (b) Continuation. Except as provided for temporary uses in Section 205 of this Code, and except where time limits are otherwise specified as a condition of authorization, any permitted conditional use may continue in the form in which it was authorized, or in the form in which it lawfully existed either on the effective date of this Code or the effective date of any amendment imposing new conditional use requirements upon such use or feature, unless otherwise provided in this Section or in Article 2 of this Code.
- (c) Enlargements or Alteration. A permitted conditional use may not be significantly altered, enlarged, or intensified, except upon approval of a new conditional use application pursuant to the provisions of Article 3 of this Code.
- (d) Abandonment. A permitted conditional use which is discontinued for a period of three years, or otherwise abandoned, shall not be restored, except upon approval of a new conditional use application pursuant to the provisions of Article 3 of this Code.
- (e) Changes in Use. A permitted conditional use shall not be changed to another use or feature that is classified as a conditional use in the district in which it is located, except upon approval of a new conditional use application pursuant to the provisions of Article 3 of this Code.

The following provisions shall govern with respect to uses and features located in Neighborhood Commercial districts to the extent that there is a conflict between the provisions of this section and other sections contained in this Article 1.7.

- (a) Any use or feature which lawfully existed on the effective date of Ordinance No. (this ordinance) which is classified as a conditional use by the enactment of Ordinance No. (this ordinance), shall be subject to the provisions of Section 178 of this Code.
- (b) Any use or feature which lawfully existed on the effective date of Ordinance No. (this ordinance) which use or feature is not permitted by the enactment of Ordinance No. (this ordinance) is hereby deemed to be a permitted conditional use subject to the provisions of Section 178. In addition, a conditional use authorization may be sought, pursuant to the provisions of Article 3, for any change in use described below:

 - 1. Any use described in zoning categories .41, .42, .43, or .44, as defined in Sections 790.22, 790.92, 790.90, and 790.122, respectively, may change to another use described in zoning categories .41, .42, .43, or .44 even though such other use is not permitted in that Neighborhood Commercial district,
 - 2. Any use described in zoning categories .51, .52, or .53, as defined in Sections 790.114, 790.116, and 790.108, respectively, may change to another use described in zoning categories .51, .52, or .53, even though such other use is not permitted in that Neighborhood Commercial district,
 - 3. Any use described in zoning categories .57, .58, and .59, as defined in Sections 790.14, 790.17, and 790.15, respectively, may change to another use described in zoning categories .57, .58, and .59, even though such other use is not permitted in that Neighborhood Commercial district.
- (c) Any use located on the second story or above, in a structure located within a Neighborhood Commercial district, which use existed on the effective date of Ordinance No. (this ordinance) and was permitted as a conditional use prior to the adoption of Ordinance No. (this ordinance), but for which the required permits and conditional use authorization had not been obtained, and which use is not permitted by operation of Ordinance No. (this ordinance), will be deemed to be a permitted conditional use if:

 - 1. Within two years of the effective date of Ordinance No. (this ordinance) an application for conditional use authorization is filed pursuant to the provisions of Article 3 of this Code, and if an application is filed for all other permits necessary to bring the use into compliance with applicable Codes; and

2. The conditional use is authorized and all other necessary permits are granted; and
 3. Within one year of final administrative action on the granting of the necessary permits, or within such alternate period which the City Planning Commission deems reasonable and necessary, all work which is required for code compliance under all applicable codes is substantially completed.
- (d) Any use located on the second story or above, in a structure located within a Neighborhood Commercial District, which use existed on the effective date of Ordinance No. (this ordinance) and was permitted as a principal use prior to the adoption of Ordinance No. (this ordinance), but for which the required permits had not been obtained, and which use is either not permitted or permitted only with conditional use authorization by operation of Ordinance No. (this ordinance) will be deemed to be a permitted conditional use if:
1. Within two years of the effective date of Ordinance No. (this ordinance) an application is filed for all other permits necessary to bring the use into compliance with applicable Codes; and
 2. Within one year of final administrative action on the granting of the necessary permits, all work which is required for code compliance under all applicable codes is substantially completed.

[Sections 180 through 183 are unchanged.]

SEC. 184

SHORT-TERM CONTINUANCE OF CERTAIN NONCONFORMING USES.

The period of time during which the following nonconforming uses may continue or remain shall be limited to five years from the effective date of this Code (May 2, 1960), or of the amendment thereto which caused the use to be nonconforming. Every such nonconforming use shall be completely eliminated within 90 days after the expiration of such period.

- (a) Any nonconforming commercial or industrial use of land where no enclosed building is involved in such use

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.

, except for permanent off-street parking lots in the C-3-O, C-3-R and C-3-G districts existing on the effective date of Ordinance No. __, provided that such lots are screened in the manner required by Section 156(e).

- (b) Any use of a type first permitted as a principal or conditional use in an NC, C or M district or in a Residential Commercial Combined district, when occupying a building in an R district other than a Residential Commercial Combined district that has an assessed valuation not in excess of \$500 on the effective date of this Code or such later date as the use becomes nonconforming, with the following exceptions:
1. Any lawful use in this category in a building having an assessed valuation of \$250 or more on the effective date of this Code, or such later date as the use becomes nonconforming, shall have a period of permitted continuance of 10 years from the date at which the property was placed in a Residential zoning classification, if such a period of continuance produces an expiration date which is later than the expiration date stated above; or
 2. Any lawful use in this category which is of a type first permitted in a C-1 district; or of a type first permitted in any other district and supplying commodities at retail, or offering personal services, primarily to residents of the immediate vicinity; shall have a period of permitted continuance of 10 years from the effective date of this Code, or of the amendment thereto which caused the use to be nonconforming. After five years of such period have elapsed, any use as described in this Paragraph (b)2 shall, upon application, be qualified for consideration by the City Planning Commission as a conditional use as regulated in Section 303 of this Code.

SEC. 185

CONTINUANCE OF OTHER NONCONFORMING USES.

The purpose of this section is to provide for the gradual elimination or conversion, after a reasonable allowance of time for the amortization of investments therein, of certain classes of nonconforming uses in buildings, in order to encourage and promote the orderly and beneficial development of the land and buildings with conforming uses. The section is intended to apply to obsolescent buildings whose use is widely at variance with the regulations of this Code, and is safeguarded against unnecessary hardship in application by provision for a minimum period of continuance of 20 years, by procedures for extension and exceptions, and by the requirement of repeated notice as the buildings approach an age indicative of obsolescence. It is further declared that the requirement of eventual removal, or conversion to conforming use of such buildings, subject to the exceptions set forth, is in the public interest and is intended to promote the general welfare.

- (a) This section shall apply only to nonconforming uses occupying buildings in R districts, other than Residential-Commercial Combined districts, when such uses would first be permitted as a principal or conditional use in an NC, C or M district or in a Residential-Commercial Combined district. It shall not apply to exempt limited commercial uses meeting the requirements of Section 186, or to any nonconforming use of land or a building whose continuance is more strictly limited by the provisions of Section 184.

- (b) Every such building to which this section applies may be continued in such use for at least 20 years from the effective date of this Code (May 2, 1960), or of the amendment thereto which causes it to be nonconforming, and may be continued for a longer period if it has not yet reached the age hereinafter specified, computed from the date the building was erected. For buildings of Type 1 or Type 2, as defined in the Building Code of the City, the specified age shall be 50 years; for Type 3 buildings it shall be 40 years; and for Type 4 and Type 5 buildings it shall be 30 years.
- (c) Upon the expiration of the period specified for each such building, it shall be completely removed or altered and converted to a conforming use, except as hereinafter provided.
- (d) Where special circumstances apply to any such building and use, which do not apply generally to others affected hereby, extension of time may be granted under the variance procedure as regulated in Section 305, but no such extension shall be for a period in excess of one year. Successive extensions, subject to the same limitations, may be granted upon new application.
- (e) Any unconforming use affected by this section shall be qualified for consideration by the City Planning Commission as a conditional use as regulated in Section 303, upon application filed at any time during the period of permitted continuance specified above. In the event that a conditional use is authorized by the City Planning Commission for any such use, the provisions of Sections 180 through 183 shall continue to apply to such use except as specifically provided in the action of the Commission, and no enlargement, intensification or extension of the nonconforming use shall be permitted by the Commission.
- (f) The Zoning Administrator shall give notice by mail of the date of expiration of the periods of permitted continuance specified herein to each owner of record within four years of the effective date of this Code, or of the date of the amendment which caused the use to become nonconforming, and shall repeat such notice at approximate intervals of four years thereafter. A final notice shall be given one year before said date of expiration in each instance. The notices shall set forth all pertinent provisions of this section, including the declared purposes thereof. Failure to send notice by mail to any such owner where the address of such owner is not a matter of public record, or where no Permit of Occupancy for a nonconforming use covered by this section has been issued as provided in Section 171 of this Code, shall not invalidate any proceedings under this section.

SEC. 186

EXEMPTION OF LIMITED COMMERCIAL NON-CONFORMING USES.

The purposes of this section is to provide for the further continuance in R districts of nonconforming uses of a limited commercial character, as herein described, which are beneficial to, or can be accommodated within, the residential areas in which they are located. It is hereby found and

declared that, despite the general incompatibility of non-conforming uses with the purposes of this Code, and with other nearby uses, these limited commercial uses may be tolerated in residential areas, and tend to provide convenience goods and services on a retail basis to meet the frequent and recurring needs of neighborhood residents within a short distance of their homes. These uses tend to be small in scale, to serve primarily a walk-in trade, and to cause a minimum of interference with nearby streets and properties. Accordingly, this section recognizes the public advantages of these uses and establishes conditions for their continued operation.

- (a) The following nonconforming uses in R districts shall be exempt from the termination provisions of Section 185, provided such uses comply with all the conditions specified in Subsection (b) below:

1. ((In all RH districts and RM-1 districts, any use that would be permitted as a principal or conditional use in an RC-1 district.))

Basic Requirement. Nonconforming uses located in Residential districts are subject to the NC-1 District provisions, as set forth in Section 710. These NC-1 provisions are intended to provide for retail sales and services of a limited commercial character which will benefit the immediate community and will be compatible with the Residential district in which the nonconforming use is located.

2. ((In all other RM districts: any use that would be permitted as a principal or conditional use in an RC-2 district.))

Additional Requirements. Any nonconforming use which is not more than one-quarter mile from an Individual Area Neighborhood Commercial district, set forth in Sections 714 through 728, shall be regulated by the controls applicable in that Individual Area Neighborhood Commercial district if those controls are more restrictive than the NC-1 district controls.

- (b) The limited commercial nonconforming uses described above shall meet the following conditions:

1. The building shall be maintained in a sound and attractive condition, consistent with the general appearance of the neighborhood;
2. Any signs on the property shall be made to comply with the requirements of Article 6 of this Code applying to nonconforming uses;
3. The hours during which the use is open to the public shall be limited to the period between 6:00 a.m. and 10:00 p.m.;
4. No public sidewalk space shall be occupied in connection with the use;

5. Truck loading shall be limited in such a way as to avoid undue interference with sidewalks, or with crosswalks, bus stops, hydrants and other public features;
 6. Noise, odors and other nuisance factors shall be adequately controlled; and
 7. All other applicable provisions of this Code shall be complied with.
- (c) Any use affected by this section which does not comply with all of the conditions herein specified shall be subject to termination in accordance with Section 185 at the expiration of the period specified in that section, but shall be qualified for consideration as a conditional use under Section 185(e). Any such use which is in compliance with such conditions at the expiration of such period but fails to comply therewith at any later date shall be subject to termination when it ceases to comply with any of such conditions.
 - (d) The provisions for nonconforming uses contained in Section 180 through 183 shall continue to apply to all uses affected by this Section 186, except that the cost limit for structural alterations contained in Section 181(b)4 shall not be applicable thereto.

SEC. 187

GARMENT SHOPS AND GARMENT FACTORIES AS NONCONFORMING USES.

- (a) A garment shop or a garment factory (as defined in the Building Code), existing on January 1, 1960, and located either in a commercial district or in a building having legal nonconforming commercial status under provisions of the City Planning Code in force on that date, shall be regarded as a legal nonconforming use under provisions of the City Planning Code becoming effective on May 2, 1960, if such shop or factory was brought into compliance with all applicable codes and ordinances prior to January 1, 1961. Permits of Occupancy must have been obtained prior to January 1961, by such shop or factory, and any shop or factory which failed to comply with all applicable codes and ordinances prior to that date shall have closed and discontinued all operations.
- (b) Garment shops and garment factories located in an R district, except those having legal nonconforming status, shall have closed and ceased all operations by January 1, 1961.
- (c) Garment shops and garment factories having legal nonconforming status in R districts, NC, and C districts shall be subject to the provisions of Sections 180 through 185 of this Code as nonconforming uses. No such use shall be intensified by installation of additional machines.

[Sections 188 and 189 are unchanged.]

ARTICLE 2
USE DISTRICTS

NC Districts are located in Article 7 of this Code.

SEC. 201

CLASSES OF USE DISTRICTS. In order to carry out the purposes and provisions of this Code, the city is hereby divided into the following classes of use districts:

P	Public Use Districts
RH-1(D)	Residential, House Districts, One-Family (Detached Dwellings)
RH-1	Residential, House Districts, One-Family
RH-1(S)	Residential, House Districts, One-Family with Minor Second Unit
RH-2	Residential, House Districts, Two-Family
RH-3	Residential, House Districts, Three-Family
RM-1	Residential Mixed Districts, Low Density
RM-2	Residential Mixed Districts, Moderate Density
RM-3	Residential, Mixed Districts, Medium Density
RM-4	Residential, Mixed Districts, High Density
RC-1	Residential-Commercial Combined Districts, Low Density
RC-2	Residential-Commercial Combined Districts, Moderate Density
RC-3	Residential-Commercial Combined Districts, Medium Density
RC-4	Residential-Commercial Combined Districts, High Density

NEIGHBORHOOD COMMERCIAL DISTRICTS (Also see Article 7)

General Area Districts

<u>NC-1</u>	<u>Neighborhood Commercial Cluster District</u>
<u>NC-2</u>	<u>Small-Scale Neighborhood Commercial District</u>
<u>NC-3</u>	<u>Moderate-Scale Neighborhood Commercial District</u>
<u>NC-S</u>	<u>Neighborhood Commercial Shopping Center District</u>

Individual Area Districts

Broadway Neighborhood Commercial District
Castro Street Neighborhood Commercial District
Inner Clement Street Neighborhood Commercial District
Outer Clement Street Neighborhood Commercial District
Upper Fillmore Street Neighborhood Commercial District
Haight Street Neighborhood Commercial District
Hayes-Gough Neighborhood Commercial District
Upper Market Street Neighborhood Commercial District
North Beach Neighborhood Commercial District
Polk Street Neighborhood Commercial District
Sacramento Street Neighborhood Commercial District
Union Street Neighborhood Commercial District
Valencia Street Neighborhood Commercial District
24th Street-Mission Neighborhood Commercial District
24th Street-Noe Valley Neighborhood Commercial District

C-1	Neighborhood Shopping Districts
C-2	Community Business Districts
C-M	Heavy Commercial Districts

C-3-0	Downtown Office District
C-3-R	Downtown Retail District
C-3-G	Downtown General Commercial District
C-3-S	Downtown Support District
M-1	Light Industrial Districts
M-2	Heavy Industrial Districts

SEC. 202

USES PERMITTED BY THIS CODE.

- (a) The use limitations of this Code shall be set forth in this Article 2 for the use districts of the city, as established by Section 201 of this Code and as shown on the Zoning Map referred to in Section 105 of this Code, subject to the provisions of Section 105. The uses permitted under this Code shall consist of the following:
 1. Principal uses, permitted as of right in each established district where listed for that class of districts in this Article 2, as regulated herein and elsewhere in this Code.
 2. Conditional uses, permitted in each established district when authorized by the City Planning Commission under Section 303 of this Code, where listed for that class of districts in this Article 2 and as regulated herein and elsewhere in this Code.
 3. Accessory uses for such permitted principal and conditional uses, as defined and regulated in Sections 204 through 204.5 of this Code. Any use not qualified under such sections as an accessory use shall be classified as a principal or conditional use.
 - ((4. Special uses, permitted in Neighborhood Commercial Special Use Districts, when authorized by the Zoning Administrator or the City Planning Commission, where listed for that class of districts in this Article 2 and as regulated herein and elsewhere in this Code.))
- (b) Permitted uses shall include in each established district such uses not specifically listed in this Article 2 as are from time to time determined by the Zoning Administrator to be permitted uses in accordance with Section 307(a) of this Code.
- (c) No use shall be permitted in any R district, C district or M-1 district which by reason of its nature or manner of operation creates conditions that are hazardous, noxious or offensive through emission of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or excessive noise.
- (d) Except as specifically provided herein to the contrary, the provisions of this Article 2 shall apply to all uses, properties and developments, both public and private, including those of the City and County of San Francisco.

[Sections 203 through 207.1 are unchanged.]

DENSITY OF DWELLING UNITS IN NEIGHBORHOOD COMMERCIAL DISTRICTS.

The density of dwelling units in Neighborhood Commercial districts shall be as stated in the following Subsections. The rules for calculation of dwelling unit densities set forth in Section 207.1 of this Code shall apply in Neighborhood Commercial districts, except that any remaining fraction of one-half or more of the minimum amount of lot area per dwelling unit shall be adjusted upward to the next higher whole number of dwelling units.

(a) Dwelling Unit Density, General Area Districts.

The dwelling unit density in Neighborhood Commercial General Area Districts shall be at a density ratio not exceeding the number of dwelling units permitted in the nearest Residential district, provided that the maximum density ratio shall in no case be less than the amount set forth in the following table. The distance to each Residential district shall be measured from the midpoint of the front lot line or from a point directly across the street therefrom, whichever permits the greater density.

General Area DistrictNC-1, NC-2NC-3, NC-SResidential Density LimitsOne dwelling unit for each
800 sq.ft. of lot area.One dwelling unit for each
600 sq.ft. of lot area.(b) Dwelling Unit Density, Individual Area Districts.

The dwelling unit density in Individual Area Neighborhood Commercial districts shall be at a density ratio not exceeding the amounts set forth in the following table.

Individual Area DistrictSacramento Street

Castro Street,
Inner Clement Street,
Outer Clement Street,
Upper Fillmore Street,
Haight Street, Union Street,
Valencia Street,
24th Street-Mission,
24th Street-Noe Valley

Broadway, Hayes-Gough
Upper Market Street
North Beach, Polk Street

Residential Density LimitsOne dwelling unit for each
800 sq.ft. of lot area.One dwelling unit for each
600 sq.ft. of lot area.One dwelling unit for each
400 sq.ft. of lot area.

DENSITY LIMITATIONS FOR GROUP HOUSING.

The density limitations for group housing as described in Sections 209.2(a), (b), and (c) of this Code shall be as follows:

- (a) The maximum number of bedrooms on each lot shall be as specified in the following table for the district in which the lot is located.

TABLE 5A

Maximum Density for Group Housing

District	Minimum Number of Square Feet of Lot Area for Each Bedroom
RH-2	415
RH-3, RM-1, RC-1	275
RM-2, RC-2	210
RM-3, RC-3	140
RM-4, RC-4	70
<u>NC-1, NC-2, Sacramento Street</u>	<u>275</u>
<u>NC-3, NC-S, Castro Street, Inner Clement Street, Outer Clement Street, Upper Fillmore Street, Haight Street, Union Street, Valencia Street, 24th Street-Mission 24th Street-Noe Valley</u>	<u>210</u>
<u>Broadway, Hayes-Gough Upper Market Street, North Beach Polk Street</u>	<u>140</u>

- (b) For purposes of calculating the maximum density for group housing as set forth herein, the number of bedrooms on a lot shall in no case be considered to be less than one bedroom for each two beds. Where the actual number of beds exceeds an average of two beds for each bedroom, each two beds shall be considered equivalent to one bedroom.
- (c) The rules for calculation of dwelling unit densities as set forth in Section 207.1 shall also apply in calculation of the density limitations for group housing, except that in NC districts, any remaining fraction of one-half or more of the maximum amount of lot area per bedroom shall be adjusted upward to the next higher whole number of bedrooms.

[Sections 209 through 209.9 are unchanged.]

SEC. 210

DESCRIPTION AND PURPOSE OF COMMERCIAL AND INDUSTRIAL DISTRICTS.

The following statements of description and purpose outline the main functions of the C (Commercial) and M (Industrial) districts in the zoning plan for San Francisco, supplementing the statements of purpose contained in Section 101 of this Code. The emphasis, in the case of these districts, is upon the allocation of adequate areas in proper locations for the carrying on of business and industry to serve city, regional and national needs and provide San Francisco with a sound and growing economic base.

The description and purpose statements for Neighborhood Commercial Districts are listed in Article 7, Sections 710.1 through 728.1

[Sections 210.1 through 241 are unchanged.]

((SEC. 242

NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS.

- (a) **Purposes.** In order to provide, maintain and strengthen viable neighborhood commercial districts readily accessible to city residents, promote the multiple use of neighborhood commercial areas with priority given to neighborhood-serving retail and service activity, promote neighborhood commercial revitalization, protect environmental quality in neighborhood commercial areas, prevent the establishment of major new commercial development except in conjunction with adequately-supportive residential development and transportation capacity, encourage community-based economic development, and control the rapid expansion of certain kinds of uses which if uncontrolled may adversely affect the character of certain neighborhood commercial districts, there shall be Neighborhood Commercial Special Use Districts, as designated on Sectional Maps of the Zoning Map. The original copies of said Sectional Maps with these Special Use Districts indicated thereon are on file with the Clerk of the Board of Supervisors under Files No. 325-80-1 to 325-80-10. The provisions set forth in this Section 242 and Sections 242.1 through 242.10 including Tables 5A through 5J shall apply respectively, within these Special Use Districts, and shall be applicable to all property, whether public or private, therein.)

(((b) Controls.

1. **General.** These controls, set forth in Tables 5A through 5J, on floor area, frontage, drive-up uses, off-street parking, and outdoor activity are intended to maintain and protect the existing neighborhood-oriented scale of development.
2. **Vertical Controls.** These controls, set forth in Tables 5A through 5J, on upper story uses are intended to allow for reasonable business expansion while retaining residential uses in neighborhood commercial districts.
3. **Special Uses.** These controls, set forth in Tables 5A through 5J, on the type and number of certain specific commercial uses permitted in each neighborhood commercial special use district are intended to prevent excessive noise, traffic and parking congestion and conditions disruptive of the neighborhood. Special use threshold numbers, or density levels, are established for bars, fast food outlets, financial offices, places of entertainment, restaurants, and stores selling liquor for off-premises consumption. If the existing number of such establishments equals or exceeds the special use threshold limits, applications for additional such uses require approval as special uses.

In addition, cabarets, dance halls, hotels, and accessory off-street parking for non-residential uses, require approval as special uses by the City Planning Commission. In reviewing such applications for special use authorization, the Commission shall consider criteria set forth in Section 312 of this Code.

- (c) **Definitions.** For the purposes of this Section 242, and Sections 242.1 through 242.10, and 312, Tables 5A through 5J, and other sections of this Code relating to neighborhood commercial special use districts, the following definitions shall apply:

1. **Bar.** A bar is:

- (A) A drinking establishment with the following Alcoholic Beverage Control licenses:
 - (i) #61--On-sale beer (public premises, no person under 21 years), or
 - (ii) #42--On-sale beer and wine (public premises, no person under 21 years), or
 - (iii) #48--On-sale general (public premises, no person under 21 years); or
- (B) A restaurant with a #47--On-sale general (bonafide public eating place).))

- ((2. **Cabaret.** A cabaret as defined in Section 1070 of the Police Code.
3. **Dance Hall.** A dance hall as defined in Section 1022 of the Police Code.
4. **Drive-up establishment or use.** A drive-up establishment or auto-oriented facility is defined as one designed primarily for drive-to or drive-through trade, giving take-out service as a large proportion of the business, catering to patrons in autos and providing off-street parking.
5. **Fast-food establishment, outlet or use.** Any establishment without tables which offers for retail sale for immediate off-premises consumption, ready-to-eat cooked foods and beverages primarily served in or on disposable wrappers, containers, or plates.
- This definition is applicable to chain restaurants and to independent businesses such as carry-out sandwich shops and ice cream stores which do not have seating capacity for consumption of food on the premises. A fast food establishment which also provides space for consumption of food on the premises shall be included in the restaurant category. This definition is not applicable to food operations which are an incidental part of a significantly larger business such as a lunch counter in a supermarket or to a restaurant which also has seating on the premises.
6. **Financial office.** Any bank, savings institution, loan company, savings and loan institution, thrift plan, credit union or any establishment for the custody, loan, exchange or issue of money, for the extension of credit or for facilitating the transfer of funds; or any financial office as further defined in the United States Code or the California Financial Code.
7. **Hotel.** Hotel as defined in Section 209.2 of this Code.
8. **Off-street parking accessory to non-residential use.** Off-street parking which is not required under Article 1.5 of this Code and which does not serve residential uses.
9. **Place of entertainment.** A place of entertainment as defined in Section 1060 of the Police Code.))

- (c) 10. **Restaurant.** An eating establishment which sells food for consumption on the premises, including fast-food establishments and establishments with take-out service, if there is also table space for consumption of food on the premises. Fast-food establishments or specialty grocery stores which do not provide any interior or exterior seating area are not included in this definition. Restaurants with the following Alcoholic Beverage Control licenses are included:

- (A) #40--On-sale beer and wine or
- (B) #41--On-sale beer and wine (bona fide public eating place)

11. **Sale of liquor for off-premises consumption.** Establishments with the following Alcoholic Beverage Control licenses:

- (A) #20--Off-sale beer and wine
- (B) #21--Off-sale general.))

((SEC. 242.1 **Union Street Special Use District.**

In order to provide for an established shopping area with a unique mixture of local, citywide and regional sales and services and a special identity, there shall be a Union Street Special Use District, a Neighborhood Commercial Special Use District, as designated on Sectional Map 2SU of the Zoning Map. The original of said map is on file with the Clerk of the Board of Supervisors under File No. 273-86.

- (a) **Specific findings and purposes.** This ordinance is intended to further the general purposes of zoning legislation as set forth in Section 101 of this Code, to promote the health, safety and general welfare of the public through:
- 1. Preservation of the existing scale and mix of commercial uses along Union Street in order to maintain the livability of the surrounding residential area as well as the economic viability of the street.
 - 2. Establishment of performance standards for certain types of commercial uses which are concentrated along the street in a manner potentially harmful to residential livability and the maintenance of small-scale neighborhood-serving businesses.
 - 3. Establishment of certain businesses as special uses in order to allow for the orderly development of the street and to prevent any damage to the unique commercial character of the street with its special mix of food and beverage service, entertainment, specialty shops and professional services.))

4. Establishment of density thresholds for certain commercial uses beyond which special review is required to assure maintenance of a balance of sales and services to the neighborhood, citywide and regional customers and users of the street and prevention of excessive noise, traffic and parking congestion and other conditions disruptive of a neighborhood.
5. Prohibition of "drive-up" type uses, and establishment of review procedures for off-street parking facilities, which uses would cause interference with an already congested traffic flow and would be out of character with the special urban character of this unique shopping area.

These standards shall govern the adoption of guidelines by the City Planning Commission to be applied by the Zoning Administrator, the City Planning Commission, and the Board of Supervisors, on appeal, in reviewing applications for special uses.

(b) **Controls.** The following provisions shall apply within such special use district:

1. Floor area, frontage, off-street parking, and outdoor activity shall be permitted as principal uses only within the standards set forth in Table 5A. Applications that exceed the standards therein set forth shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission for such uses.
2. Bars, fast food outlets, financial offices, places of entertainment, restaurants and stores selling liquor for off-premises consumption may be permitted within the standards set forth in Table 5A as permitted uses where the threshold number has not been exceeded, or as special uses otherwise.
3. No permitted use shall include an establishment of the "drive-in" type, serving customers waiting in parked motor vehicles.
4. Any application for special use authorization for establishment, alteration or enlargement of a cabaret, dance hall, hotel, or for off-street parking accessory to non-residential uses, shall be reviewed, and approved or disapproved by the City Planning Commission which shall consider all relevant criteria set forth in Section 312 of this Code before taking action.))

**((TABLE 5A
NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS
UNION STREET CONTROLS AND USE TABLE**

Controls	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met; Or Commission If Not Met	Special Use Which May Be Approved By Commission With Additional Criteria Considered	No Permitted
General Controls				
Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area not exceeding 2,500 square feet, and a frontage not exceeding 30 feet	X			

Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area exceeding 2,500 square feet, and has a frontage exceeding 30 feet		X		

Accessory outdoor commercial activity along frontage and within property line	X			

Accessory outdoor commercial activity on interior of lot		X		

Drive-up uses				X

Parking accessory to non-residential use			X	
Vertical Controls				
GROUND STORY AND BELOW				
Retail	X			
Office	X			
Residential	X			

Controls	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met; Or Commission If Not Met	Special Use Which May Be Approved By Commission With Additional Criteria Considered	Not Permitted
Vertical Controls				
SECOND STORY				
Retail	X			
Office	X			
Residential	X			
THIRD STORY AND ABOVE				
Retail	X			
Office	X			
Residential	X			
Special Use Controls				
Financial Office	1-6	7-9	10 or more	
Bar	1-8	9-12	13 or more	
Restaurant	1-40	41-60	61 or more	
Fast-Food Establishment	1-5	6-8	9 or more	
Sale of Liquor for Off-Premises Consumption	1-8	9-12	13 or more	
Place of Entertainment	1-5	6-8	9 or more	
(For the six uses listed above, ranges of numbers of establishments are shown in the use chart. For example, an application for an eighth bar in the Union Street Special Use District may be approved as a principal use; an application for a ninth bar may be approved by the Zoning Administrator as a special use if all requirements are met, or by the Planning Commission if requirements are exceeded and an application for a thirteenth bar may be approved as a special use only by the Commission.)				
Cabaret			X	
Dance Hall			X	
Hotel			X))

((SEC. 242.2 Sacramento Street Special Use District.

In order to provide for an established shopping area with a unique mixture of local, citywide and regional sales and services and a special identity, there shall be a Sacramento Street Special Use District, a Neighborhood Commercial Special Use District, as designated on Sectional Map 3SU of the Zoning Map. The original of said map is on file with the Clerk of the Board of Supervisors under File No. 325-80-1.

- (a) This special use district will be applicable until January 19, 1985, after which period this Section 242.2 will be of no further force or effect.
- (b) **Specific findings and purposes.** This ordinance is intended to carry out the policies for orderly growth in the neighborhood commercial districts in the Commerce and Industry element of the San Francisco Comprehensive Plan and to further the general purposes of zoning legislation as set forth in Section 101 of this Code, to promote the health, safety and general welfare of the public through:
 - 1. Preservation of the existing scale and mix of commercial uses along Sacramento Street in order to maintain the livability of the surrounding residential area as well as the economic viability of the street.
 - 2. Establishment of performance standards for certain types of commercial uses which are concentrated along the street in a manner potentially harmful to residential livability and the maintenance of small-scale neighborhood-serving businesses.
 - 3. Establishment of upper story controls to protect the existing housing stock and preserve the historical residential-commercial character on the street.
 - 4. Establishment of certain businesses as special uses in order to allow for the orderly development of the street and to prevent any damage to the neighborhood character of the street with its special mix of food and beverage service, entertainment, specialty shops and professional services.
 - 5. Establishment of density thresholds for certain commercial uses beyond which special review is required to assure maintenance of a balance of sales and services to the neighborhood, citywide and regional customers and users of the street and prevention of excessive noise, traffic congestion and parking demand and other conditions disruptive of the adjacent residential neighborhood.))

- (b) 6. Prohibition of "drive-up" type uses, and establishment of review procedures for off-street parking facilities, which uses would cause interference with an already congested traffic flow and would be out of character with the special urban character of this unique shopping area.

These standards shall govern the adoption of guidelines by the City Planning Commission to be applied by the Zoning Administrator, the City Planning Commission, and the Board of Supervisors, on appeal, in reviewing applications for special uses.

(c) **Controls.** The following provisions shall apply within such special use district:

1. Floor area, frontage, off-street parking, and outdoor activity shall be permitted as principal uses only within the standards set forth in Table 5B. Applications that exceed the standards therein set forth shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission for such uses.
2. Second story commercial office uses shall be permitted as principal uses only within the standards set forth in Table 5B. Second story office applications that do not meet the standards therein set forth shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission. Second story retail uses shall not be permitted. Third story and above commercial uses (retail and office) shall not be permitted.
3. Bars, fast food outlets, financial institutions, places of entertainment, restaurants, and stores selling liquor for off-premises consumption may be permitted within the standards set forth in Table 5B as permitted uses where the threshold number has not been exceeded, or as special uses otherwise.
4. No permitted use shall include an establishment of the "drive-in" type, serving customers waiting in parked motor vehicles.
5. Any application for special use authorization for establishment, alteration or enlargement of a cabaret, dance hall, hotel, or for off-street parking accessory to non-residential uses, shall be reviewed, and approved or disapproved by the City Planning Commission which shall consider all relevant criteria set forth in Section 312 of this Code before taking action.))

**((TABLE 5B
NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS
SACRAMENTO STREET CONTROLS AND USE TABLE**

Controls	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met	Special Use Which May Be Approved By Commission	N Per
General Controls				
Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area not exceeding 2,500 square feet, and a frontage not exceeding 30 feet	X			
Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area exceeding 2,500 square feet, and has a frontage exceeding 30 feet		X		
Accessory outdoor commercial activity along frontage and within property line	X			
Accessory outdoor commercial activity on interior of lot		X	X	
Drive-up uses				X
Parking accessory to non-residential use			X	
Vertical Controls				
GROUND STORY AND BELOW				
Retail	X			
Office	X			
Residential	X			

Controls	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met	Special Use Which May Be Approved By Commission	Not Permitted
Vertical Controls				
SECOND STORY				
Retail Office	X*			X
Office Residential	X	X	X	

THIRD STORY AND ABOVE				
Retail Office				X
Residential	X			X

* Offices on the second story shall be permitted as a principal use where it would not involve the elimination of existing residential units.

Special Use Controls

Financial Office	0-1	1-2	3 or more
Bar	0-1	1-2	3 or more
Restaurant	1-10	11-15	16 or more
Sale of Liquor for Off-Premises Consumption	0-4	5-6	7 or more

(For the four uses listed above, ranges of numbers of establishments are shown. For example, an application for a first bar in the Sacramento Street Special Use District may be approved as a principal use; an application for a second bar may be approved by the Zoning Administrator as a special use if all requirements are met; an application for a third bar may be approved as a special use only by the Commission. Expansion or enlargement of the uses listed above shall be subject to the same procedures as new special uses.)

Fast-Food Establishments				X
Place of Entertainment			X	
Cabaret				X
Dance Hall				X
Hotel				X))

((SEC. 242.3 **Fillmore Street Special Use District.**

In order to provide for an established shopping area with a unique mixture of local, citywide and regional sales and services and a special identity, there shall be an Upper Fillmore Street Special Use District, a Neighborhood Commercial Special Use District, as designated on Sectional Map 2SU of the Zoning Map. The original of said map is on file with the Clerk of the Board of Supervisors under File No. 325-80-2.

- (a) This special use district will be applicable until January 19, 1985, after which period this Section 242.3 will be of no further force or effect.
- (b) **Specific findings and purposes.** This ordinance is intended to carry out the policies for orderly growth in the neighborhood commercial districts in the Commerce and Industry element of the San Francisco Comprehensive Plan and to further the general purposes of zoning legislation as set forth in Section 101 of this Code, to promote the health, safety and general welfare of the public through:
 - 1. Preservation of the existing scale and mix of commercial uses along Fillmore Street in order to maintain the livability of the surrounding residential area as well as the economic viability of the street.
 - 2. Establishment of performance standards for certain types of commercial uses which are concentrated along the street in a manner potentially harmful to residential livability and the maintenance of small-scale neighborhood-serving businesses.
 - 3. Establishment of upper story controls to protect the existing housing stock and preserve the historical residential-commercial character on the street.
 - 4. Establishment of certain businesses as special uses in order to allow for the orderly development of the street and to prevent any damage to the neighborhood character of the street with its special mix of food and beverage service, entertainment, specialty shops and professional services.
 - 5. Establishment of density thresholds for certain commercial use beyond which special review is required to assure maintenance of a balance of sales and services to the neighborhood, citywide and regional customers and users of the street and prevention of excessive noise, traffic congestion and parking demand and other conditions disruptive of the adjacent residential neighborhood.))

- (6. Prohibition of "drive-up" type uses, and establishment of review procedures for off-street parking facilities, which uses would cause interference with an already congested traffic flow and would be out of character with the special urban character of this unique shopping area.

These standards shall govern the adoption of guidelines by the City Planning Commission to be applied by the Zoning Administrator, the City Planning Commission, and the Board of Supervisors, on appeal, in reviewing applications for special uses.

(c) **Controls.** The following provisions shall apply within such special use district:

1. Floor area, frontage, off-street parking, and outdoor activity shall be permitted as principal uses only within the standards set forth in Table 5C. Applications that exceed the standards therein set forth shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission for such uses.
2. Second story commercial office uses shall be permitted as principal uses only within the standards set forth in Table 5C. Second story office applications that do not meet the standards therein set forth shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission. Second story commercial retail uses shall not be permitted. Third story and above commercial uses shall not be permitted, provided, however, commercial office uses shall be permitted when said third story (and above) is newly constructed and does not displace residential units.
3. Bars, fast food outlets, financial institutions, places of entertainment, restaurants and stores selling liquor for off-premises consumption may be permitted within the standards set forth in Table 5C as permitted uses where the threshold number has not been exceeded, or as special uses otherwise.
4. No permitted use shall include an establishment of the "drive-in" type, serving customers waiting in parked motor vehicles.
5. Any application for special use authorization for establishment, alteration or enlargement of a cabaret, dance hall, hotel, or for off-street parking accessory to non-residential uses, shall be reviewed, and approved or disapproved by the City Planning Commission which shall consider all relevant criteria set forth in Section 312 of this Code before taking action.))

**((TABLE 5C
NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS
UPPER FILLMORE STREET CONTROLS AND USE TABLE**

Controls	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met	Special Use Which May Be Approved By Commission	No Perm
General Controls				
Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area not exceeding 2,500 square feet, and a frontage not exceeding 30 feet	X			
Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area exceeding 2,500 square feet, and has a frontage exceeding 30 feet		X	X	
Accessory outdoor commercial activity along frontage and within property line	X			
Accessory outdoor commercial activity on interior of lot		X	X	
Drive-up uses				
Parking accessory to non-residential use			X	
Vertical Controls				
GROUND STORY AND BELOW				
Retail	X			
Office	X			
Residential	X			

Controls	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met	Special Use Which May Be Approved By Commission	Not Permitted
Vertical Controls				
SECOND STORY				
Retail				X
Office	X*	X	X	
Residential	X			

THIRD STORY AND ABOVE				
Retail				X
Office		X**	X	
Residential	X			

* Offices on the second story shall be permitted as a principal use where it would not involve the elimination of existing residential units.

** Offices on the third story shall be permitted as a special use when such third story is newly constructed and does not displace residential units.

Special Use Controls

Financial Office	1-3	4-5	6 or more
-----	-----	-----	-----
Bar	1-3	4-5	6 or more
-----	-----	-----	-----
Restaurant	1-15	16-25	24 or more
-----	-----	-----	-----
Fast-Food Establishments	1-2	3-4	5 or more
-----	-----	-----	-----
Sale of Liquor for Off-Premises Consumption	1-4	5-6	7 or more

(For the five uses listed above, ranges of numbers of establishments are shown. For example, an application for a third bar in the Upper Fillmore Street Special Use District may be approved as a principal use; an application for a fourth bar may be approved by the Zoning Administrator as a special use if all requirements are met; an application for a sixth bar may be approved as a special use only by the Commission. Expansion or enlargement of the uses listed above shall be subject to the same procedures as new special uses.)

Place of Entertainment			X	
-----	-----	-----	-----	-----
Cabaret			X	
-----	-----	-----	-----	-----
Dance Hall			X	
-----	-----	-----	-----	-----
Hotel			X))

((SEC. 242.4 Haight Street Special Use District.

In order to provide for an established shopping area with a unique mixture of local, citywide and regional sales and services and a special identity, there shall be a Haight Street Special Use District, a Neighborhood Commercial Special Use District, as designated on Sectional Map 5SU of the Zoning Map. The original of said map is on file with the Clerk of the Board of Supervisors under File No. 325-80-3.

- (a) This special use district will be applicable until January 19, 1985, after which period this Section 242.4 will be of no further force or effect.
- (b) **Specific findings and purposes.** This ordinance is intended to carry out the policies for orderly growth in the neighborhood commercial districts in the Commerce and Industry element of the San Francisco Comprehensive Plan and to further the general purposes of zoning legislation as set forth in Section 101 of this Code, to promote the health, safety and general welfare of the public through:
 - 1. Preservation of the existing scale and mix of commercial uses along Haight Street in order to maintain the livability of the surrounding residential area as well as the economic viability of the street.
 - 2. Establishment of performance standards for certain types of commercial uses which are concentrated along the street in a manner potentially harmful to residential livability and the maintenance of small-scale neighborhood-serving businesses.
 - 3. Establishment of upper story controls to protect the existing housing stock and preserve the historical residential-commercial character on the street.
 - 4. Establishment of certain businesses as special uses in order to allow for the orderly development of the street and to prevent any damage to the neighborhood character of the street with its special mix of food and beverage service, entertainment, specialty shops and professional services.
 - 5. Establishment of density thresholds for certain commercial uses beyond which special review is required to assure maintenance of a balance of sales and services to the neighborhood, citywide and regional customers and users of the street and prevention of excessive noise, traffic congestion and parking demand and other conditions disruptive of the adjacent residential neighborhood.))

- (f) 6. Prohibition of "drive-up" type uses, and establishment of review procedures for off-street parking facilities, which uses would cause interference with an already congested traffic flow and would be out of character with the special urban character of this unique shopping area.

These standards shall govern the adoption of guidelines by the City Planning Commission to be applied by the Zoning Administrator, the City Planning Commission, and the Board of Supervisors, on appeal, in reviewing applications for special uses.

- (c) **Controls.** The following provisions shall apply within such special use district:

1. Floor area, frontage, off-street parking, and outdoor activity shall be permitted as principal uses only within the standards set forth in Table 5D. Applications that exceed the standards therein set forth shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission for such uses.
2. Second story commercial office uses shall be permitted as principal uses only within the standards set forth in Table 5D. Second story office applications that do not meet the standards therein set forth shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission. Second story retail uses shall not be permitted. Third story and above commercial uses (retail and office) shall not be permitted.
3. Bars, fast food outlets, financial institutions, places of entertainment, restaurants and stores selling liquor for off-premises consumption may be permitted within the standards set forth in Table 5D as permitted uses where the threshold number has not been exceeded, or as special uses otherwise.
4. No permitted use shall include an establishment of the "drive-in" type, serving customers waiting in parked motor vehicles.
5. Any application for special use authorization for establishment, alteration or enlargement of a cabaret, dance hall, hotel, or for off-street parking accessory to non-residential uses, shall be reviewed, and approved or disapproved by the City Planning Commission which shall consider all relevant criteria set forth in Section 312 of this Code before taking action.))

**((TABLE 5D
NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS
HAIGHT STREET CONTROLS AND USE TABLE**

Controls	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met	Special Use Which May Be Approved By Commission	No Perm
General Controls				
Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area not exceeding 2,500 square feet, and a frontage not exceeding 30 feet	X			
Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area exceeding 2,500 square feet, and has a frontage exceeding 30 feet		X	X	
Accessory outdoor commercial activity along frontage and within property line	X			
Accessory outdoor commercial activity on interior of lot		X	X	
Drive-up uses				
Parking accessory to non-residential use			X	
Vertical Controls				
GROUND STORY AND BELOW				
Retail	X			
Office	X			
Residential	X			

Controls	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met	Special Use Which May Be Approved By Commission	Not Permitted
Vertical Controls				
SECOND STORY				
Retail				X
Office	X*			
Office		X	X	
Residential	X			

THIRD STORY AND ABOVE				
Retail				X
Office				X
Residential	X			

* Offices on the second story shall be permitted as a principal use where it would not involve the elimination of existing residential units.

Special Use Controls

Financial Office	1-3	4-5	6 or more

Bar	1-4	5-6	7 or more

Restaurant	1-15	16-23	24 or more

Fast-Food Establishments	1-2	3-4	5 or more

Sale of Liquor for Off-Premises Consumption	1-4	5-6	7 or more

(For the five uses listed above, ranges of numbers of establishments are shown. For example, an application for a fourth bar in the Haight Street Special Use District may be approved as a principal use; an application for a fifth bar may be approved by the Zoning Administrator as a special use if all requirements are met; an application for a seventh bar may be approved as a special use only by the Commission. Expansion or enlargement of the uses listed above shall be subject to the same procedures as new special uses.)

Place of Entertainment			X	

Cabaret			X	

Dance Hall			X	

Hotel			X))

((SEC. 242.5 **Castro Street - Eureka Valley Special Use District.**

In order to provide for an established shopping area with a unique mixture of local, citywide and regional sales and services and a special identity, there shall be a Castro Street - Eureka Valley Special Use District, a Neighborhood Commercial Special Use District, as designated on Sectional Map 7SU of the Zoning Map. The original of said map is on file with the Clerk of the Board of Supervisors under File No. 325-80-4.

- (a) This special use district will be applicable until January 19, 1985, after which period this Section 242.5 will be of no further force or effect.
- (b) **Specific findings and purposes.** This ordinance is intended to carry out the policies for orderly growth in the neighborhood commercial districts in the Commerce and Industry element of the San Francisco Comprehensive Plan and to further the general purposes of zoning legislation as set forth in Section 101 of this Code, to promote the health, safety and general welfare of the public through:
 - 1. Preservation of the existing scale and mix of commercial uses along Castro and 18th Streets in order to maintain the livability of the surrounding residential area as well as the economic viability of the street.
 - 2. Establishment of performance standards for certain types of commercial uses which are concentrated along the street in a manner potentially harmful to residential livability and the maintenance of small-scale neighborhood-serving businesses.
 - 3. Establishment of upper story controls to protect the existing housing stock and preserve the historical residential-commercial character on the street.
 - 4. Establishment of certain businesses as special uses in order to allow for the orderly development of the street and to prevent any damage to the neighborhood character of the street with its special mix of food and beverage service, entertainment, specialty shops and professional services.
 - 5. Establishment of density thresholds for certain commercial uses beyond which special review is required to assure maintenance of a balance of sales and services to the neighborhood, citywide and regional customers and users of the street and prevention of excessive noise, traffic congestion and parking demand and other conditions disruptive of the adjacent residential neighborhood.))

- (c) 6. Prohibition of "drive-up" type uses, and establishment of review procedures for off-street parking facilities, which uses would cause interference with an already congested traffic flow and would be out of character with the special urban character of this unique shopping area.

These standards shall govern the adoption of guidelines by the City Planning Commission to be applied by the Zoning Administrator, the City Planning Commission, and the Board of Supervisors, on appeal, in reviewing applications for special uses.

(c) **Controls.** The following provisions shall apply within such special use district:

1. Floor area, frontage, off-street parking, and outdoor activity shall be permitted as principal uses only within the standards set forth in Table 5E. Applications that exceed the standards therein set forth shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission for such uses.
2. Second story commercial office uses shall be permitted as principal uses only within the standards set forth in Table 5E. Second story office applications that do not meet the standards therein set forth and second story retail uses shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission. Third story and above commercial uses (retail and office) shall not be permitted.
3. Bars, fast food outlets, financial offices, places of entertainment, restaurants and stores selling liquor for off-premises consumption may be permitted within the standards set forth in Table 5E as permitted uses where the threshold number has not been exceeded, or as special uses otherwise.
4. No permitted use shall include an establishment of the "drive-in" type, serving customers waiting in parked motor vehicles.
5. Any application for special use authorization for establishment, alteration or enlargement of a cabaret, dance hall, hotel, or for off-street parking accessory to non-residential uses, shall be reviewed, and approved or disapproved by the City Planning Commission which shall consider all relevant criteria set forth in Section 312 of this Code before taking action.))

**((TABLE 5E
NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS
CASTRO STREET - EUREKA VALLEY CONTROLS AND USE TABLE**

Controls:	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met	Special Use Which May Be Approved By Commission	No Perm
General Controls				
Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area not exceeding 2,500 square feet, and a frontage not exceeding 30 feet	X			
Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area exceeding 2,500 square feet, and has a frontage exceeding 30 feet		X	X	
Accessory outdoor commercial activity along frontage and within property line	X			
Accessory outdoor commercial activity on interior of lot		X	X	
Drive-up uses				
Parking accessory to non-residential use			X	
Vertical Controls				
GROUND STORY AND BELOW				
Retail	X			
Office	X			
Residential	X			

Controls	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met	Special Use Which May Be Approved By Commission	Not Permitted
Vertical Controls				
SECOND STORY				
Retail				X
Office	X*			
Office		X	X	
Residential	X			
<hr/>				
THIRD STORY AND ABOVE				
Retail				X
Office				X
Residential	X			

* Offices on the second story shall be permitted as a principal use where it would not involve the elimination of existing residential units.

Special Use Controls

Financial Office	1-5	6-8	9 or more
Bar	1-9	10-14	15 or more
Restaurant	1-5	6-8	9 or more
Fast-Food Establishments	1-5	6-8	9 or more
Sale of Liquor for Off-Premises Consumption	1-9	10-14	15 or more
Place of Entertainment	1-4	5-6	7 or more
Cabaret	1-4	5-6	7 or more

(For the seven uses listed above, ranges of numbers of establishments are shown. For example, an application for an eighth bar in the Castro Street - Eureka Valley Special Use District may be approved as a principal use; an application for a tenth bar may be approved by the Zoning Administrator as a special use if all requirements are met; an application for a fifteenth bar may be approved as a special use only by the Commission. Expansion or enlargement of the uses listed above shall be subject to the same procedures as new special uses.)

Dance Hall			X	
Hotel			X))

((SEC. 242.6 Upper Market Street West Special Use District.

In order to provide for an established shopping area with a unique mixture of local, citywide and regional sales and services and a special identity, there shall be an Upper Market Street West Special Use District, a Neighborhood Commercial Special Use District, as designated on Sectional Map 7SU of the Zoning Map. The original of said map is on file with the Clerk of the Board of Supervisors under File No. 375-80-7.

- (a) This special use district will be applicable until January 19, 1985, after which period this Section 242.6 will be of no further force or effect.
- (b) **Specific findings and purposes.** This ordinance is intended to carry out the policies for orderly growth in the neighborhood commercial districts in the Commerce and Industry element of the San Francisco Comprehensive Plan and to further the general purposes of zoning legislation as set forth in Section 101 of this Code, to promote the health, safety and general welfare of the public through:
 - 1. Preservation of the existing scale and mix of commercial uses along Upper Market Street in order to maintain the livability of the surrounding residential area as well as the economic viability of the street.
 - 2. Establishment of performance standards for certain types of commercial uses which are concentrated along the street in a manner potentially harmful to residential livability and the maintenance of small-scale neighborhood-serving businesses.
 - 3. Establishment of upper story controls to protect the existing housing stock and preserve the historical residential-commercial character on the street.
 - 4. Establishment of certain businesses as special uses in order to allow for the orderly development of the street and to prevent any damage to the neighborhood character of the street with its special mix of food and beverage service, entertainment, specialty shops and professional services.
 - 5. Establishment of density thresholds for certain commercial uses beyond which special review is required to assure maintenance of a balance of sales and services to the neighborhood, citywide and regional customers and users of the street and prevention of excessive noise, traffic congestion and parking demand and other conditions disruptive of the adjacent residential neighborhood.))

- (6. Prohibition of "drive-up" type uses, and establishment of review procedures for off-street parking facilities, which uses would cause interference with an already congested traffic flow and would be out of character with the special urban character of this unique shopping area.

These standards shall govern the adoption of guidelines by the City Planning Commission to be applied by the Zoning Administrator, the City Planning Commission, and the Board of Supervisors, on appeal, in reviewing applications for special uses.

(c) **Controls.** The following provisions shall apply within such special use district:

1. Floor area, frontage, off-street parking, and outdoor activity shall be permitted as principal uses only within the standards set forth in Table 5F. Applications that exceed the standards therein set forth shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission for such uses.
2. Second story commercial office uses shall be permitted as principal uses only within the standards set forth in Table 5F. Second story commercial office use applications that do not meet the standards therein set forth shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission for such uses. Second story commercial retail uses shall not be permitted. Third story and above commercial uses shall not be permitted.
3. Bars, fast food outlets, financial offices, places of entertainment, restaurants and stores selling liquor for off-premises consumption may be permitted within the standards set forth in Table 5F as permitted uses where the threshold number has not been exceeded, or as special uses otherwise.
4. No permitted use shall include an establishment of the "drive-in" type, serving customers waiting in parked motor vehicles.
5. Any application for special use authorization for establishment, alteration or enlargement of a cabaret, dance hall, hotel, or for off-street parking accessory to non-residential uses, shall be reviewed, and approved or disapproved by the City Planning Commission which shall consider all relevant criteria set forth in Section 312 of this Code before taking action.))

**((TABLE 5F
NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS
UPPER MARKET STREET WEST CONTROLS AND USE TABLE**

Controls	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met	Special Use Which May Be Approved By Commission	No Perm.
General Controls				
Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area not exceeding 2,500 square feet, and a frontage not exceeding 30 feet	X			
Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area exceeding 2,500 square feet, and has a frontage exceeding 30 feet		X	X	
Accessory outdoor commercial activity along frontage and within property line	X			
Accessory outdoor commercial activity on interior of lot		X	X	
Drive-up uses				
Parking accessory to non-residential use			X	
Vertical Controls				
GROUND STORY AND BELOW				
Retail	X			
Office	X			
Residential	X			

Controls	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met	Special Use Which May Be Approved By Commission	Not Permitted
Vertical Controls				
SECOND STORY				
Retail Office	X*			X
Office Residential	X	X	X	

THIRD STORY AND ABOVE				
Retail Office				X
Office Residential	X			X

* Offices on the second story shall be permitted as a principal use where it would not involve the elimination of existing residential units.

Special Use Controls

Financial Office	1-4	5-6	7 or more
Bar	1-5	6-8	9 or more
Restaurant	1-18	19-27	28 or more
Fast-Food Establishments	1-3	4-5	6 or more
Sale of Liquor for Off-Premises Consumption	1-3	6-8	9 or more

(For the five uses listed above, ranges of numbers of establishments are shown. For example, an application for a fifth bar in the Upper Market Street West Special Use District may be approved as a principal use; an application for an eighth bar may be approved by the Zoning Administrator as a special use if all requirements are met; an application for a ninth bar may be approved as a special use only by the Commission. Expansion or enlargement of the uses listed above shall be subject to the same procedures as new special uses.)

Place of Entertainment			X	
Cabaret			X	
Dance Hall			X	
Hotel			X))

((SEC. 242.7 Upper Market Street East Special Use District.

In order to provide for an established shopping area with a unique mixture of local, citywide and regional sales and services and a special identity, there shall be an Upper Market Street East Special Use District, a Neighborhood Commercial Special Use District, as designated on Sectional Map 8SU of the Zoning Map. The original of said map is on file with the Clerk of the Board of Supervisors under File No. 325-80-8.

- (a) This special use district will be applicable until January 19, 1985, after which period this Section 242.7 will be of no further force or effect.
- (b) **Specific findings and purposes.** This ordinance is intended to carry out the policies for orderly growth in the neighborhood commercial districts in the Commerce and Industry element of the San Francisco Comprehensive Plan and to further the general purposes of zoning legislation as set forth in Section 101 of this Code, to promote the health, safety and general welfare of the public through
 - 1. Preservation of the existing scale and mix of commercial uses along Upper Market Street in order to maintain the livability of the surrounding residential area as well as the economic viability of the street.
 - 2. Establishment of performance standards for certain types of commercial uses which are concentrated along the street in a manner potentially harmful to residential livability and the maintenance of small-scale neighborhood-serving businesses.
 - 3. Establishment of upper story controls to protect the existing housing stock and preserve the historical residential-commercial character on the street.
 - 4. Establishment of certain businesses as special uses in order to allow for the orderly development of the street and to prevent any damage to the neighborhood character of the street with its special mix of food and beverage service, entertainment, specialty shops and professional services.
 - 5. Establishment of density thresholds for certain commercial use beyond which special review is required to assure maintenance of a balance of sales and services to the neighborhood, citywide and regional customers and users of the street and prevention of excessive noise, traffic congestion and parking demand and other conditions disruptive of a neighborhood.))

6. Prohibition of "drive-up" type uses, and establishment of review procedures for off-street parking facilities, which uses would cause interference with an already congested traffic flow and would be out of character with the special urban character of this unique shopping area.

These standards shall govern the adoption of guidelines by the City Planning Commission to be applied by the Zoning Administrator, the City Planning Commission, and the Board of Supervisors, on appeal, in reviewing applications for special uses.

(c) **Controls.** The following provisions shall apply within such special use district:

1. Floor area, frontage, off-street parking, and outdoor activity shall be permitted as principal uses only within the standards set forth in Table 5G. Applications that exceed the standards therein set forth shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission for such uses.
2. Second story commercial office use shall be permitted as a principal use only within the standards set forth in Table 5G. Second story office applications that do not meet the standards therein set forth shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission. Second story commercial retail use shall not be permitted. Third story and above office space shall be permitted only as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by City Planning Commission for such uses. Third story and above commercial (retail and office) shall not be permitted.
3. Bars, fast food outlets, financial institutions, places of entertainment, restaurants, and stores selling liquor for off-premises consumption may be permitted within the standards set forth in Table 5G as permitted uses where the threshold number has not been exceeded, or as special uses otherwise.
4. No permitted use shall include an establishment of the "drive-in" type, serving customers waiting in parked motor vehicles.
5. Any application for special use authorization for establishment, alteration or enlargement of a cabaret, dance hall, hotel, or for off-street parking accessory to non-residential uses, shall be reviewed, and approved or disapproved by the City Planning Commission which shall consider all relevant criteria set forth in Section 312 of this Code before taking action.))

**((TABLE 5G
NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS
UPPER MARKET STREET EAST CONTROLS AND USE TABLE**

Controls	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met	Special Use Which May Be Approved By Commission	No Perm
General Controls				
Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area not exceeding 2,500 square feet, and a frontage not exceeding 30 feet	X			
Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area exceeding 2,500 square feet, and has a frontage exceeding 30 feet		X	X	
Accessory outdoor commercial activity along frontage and within property line	X			
Accessory outdoor commercial activity on interior of lot		X	X	
Drive-up uses				
Parking accessory to non-residential use			X	
Vertical Controls				
GROUND STORY AND BELOW				
Retail	X			
Office	X			
Residential	X			

Controls	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met	Special Use Which May Be Approved By Commission	Not Permitted
Vertical Controls				
SECOND STORY				
Retail				X
Office	X*			
Residential	X			

THIRD STORY AND ABOVE				
Retail				X
Office			X	
Residential	X			

* Offices on the second story shall be permitted as a principal use where it would not involve the elimination of existing residential units.

Special Use Controls

Financial Office	1-3	4-5	6 or more
Bar	1-4	5-6	7 or more
Restaurant	1-10	11-15	16 or more
Fast-Food Establishments	1-3	4-5	6 or more
Sale of Liquor for Off-Premises Consumption	1-4	5-6	7 or more

(For the five uses listed above, ranges of numbers of establishments are shown. For example, an application for a fourth bar in the Upper Market Street East Special Use District may be approved as a principal use; an application for a sixth bar may be approved by the Zoning Administrator as a special use if all requirements are met; an application for a seventh bar may be approved as a special use only by the Commission. Expansion or enlargement of the uses listed above shall be subject to the same procedures as new special uses.)

Place of Entertainment			X	
Cabaret			X	
Dance Hall			X	
Hotel			X))

((SEC. 242.8 24th Street - Noe Valley Special Use District.

In order to provide for an established shopping area with a unique mixture of local, citywide and regional sales and services and a special identity, there shall be a 24th Street - Noe Valley Special Use District, a Neighborhood Commercial Special Use District, as designated on Sectional Map 7SU of the Zoning Map. The original of said map is on file with the Clerk of the Board of Supervisors under File No. 325-80-7.

- (a) This special use district will be applicable until January 19, 1985, after which period this Section 242.8 will be of no further force or effect.
- (b) **Specific findings and purposes.** This ordinance is intended to carry out the policies for orderly growth in the neighborhood commercial districts in the Commerce and Industry element of the San Francisco Comprehensive Plan and to further the general purposes of zoning legislation as set forth in Section 101 of this Code, to promote the health, safety and general welfare of the public through:
 - 1. Preservation of the existing scale and mix of commercial uses along 24th Street in order to maintain the livability of the surrounding residential area as well as the economic viability of the street.
 - 2. Establishment of performance standards for certain types of commercial uses which are concentrated along the street in a manner potentially harmful to residential livability and the maintenance of small-scale neighborhood-serving businesses.
 - 3. Establishment of upper story controls to protect the existing housing stock and preserve the historical residential-commercial character on the street.
 - 4. Establishment of certain businesses as special uses in order to allow for the orderly development of the street and to prevent any damage to the neighborhood character of the street with its special mix of food and beverage service, entertainment, specialty shops and professional services.
 - 5. Establishment of density thresholds for certain commercial uses beyond which special review is required to assure maintenance of a balance of sales and services to the neighborhood, citywide and regional customers and users of the street and prevention of excessive noise, traffic congestion and parking demand and other conditions disruptive of the adjacent residential neighborhood.))

- (6. Prohibition of "drive-up" type uses, and establishment of review procedures for off-street parking facilities, which uses would cause interference with an already congested traffic flow and would be out of character with the special urban character of this unique shopping area.

These standards shall govern the adoption of guidelines by the City Planning Commission to be applied by the Zoning Administrator, the City Planning Commission, and the Board of Supervisors, on appeal, in reviewing applications for special uses.

(c) **Controls.** The following provisions shall apply within such special use district:

1. Floor area, frontage, off-street parking, and outdoor activity shall be permitted as principal uses only within the standards set forth in Table 5H. Applications that exceed the standards therein set forth shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission for such uses.
2. Second story commercial office uses shall be permitted as principal uses only within the standards set forth in Table 5H. Second story office use applications that do not meet the standards therein set forth shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission. Third story and above commercial uses (retail and office) shall not be permitted.
3. Bars, fast food outlets, financial offices, places of entertainment, restaurants and stores selling liquor for off-premises consumption may be permitted within the standards set forth in Table 5H as permitted uses where the threshold number has not been exceeded, or as special uses otherwise.
4. No permitted use shall include an establishment of the "drive-in" type, serving customers waiting in parked motor vehicles.
5. Any application for special use authorization for establishment, alteration or enlargement of a cabaret, dance hall, hotel, or for off-street parking accessory to non-residential uses, shall be reviewed, and approved or disapproved by the City Planning Commission which shall consider all relevant criteria set forth in Section 312 of this Code before taking action.))

**((TABLE 5H
NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS
24TH STREET - NOE VALLEY CONTROLS AND USE TABLE**

Controls	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met	Special Use Which May Be Approved By Commission	No Perm
General Controls				
Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area not exceeding 2,500 square feet, and a frontage not exceeding 30 feet	X			
Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area exceeding 2,500 square feet, and has a frontage exceeding 30 feet		X	X	
Accessory outdoor commercial activity along frontage and within property line	X			
Accessory outdoor commercial activity on interior of lot		X	X	
Drive-up uses				
Parking accessory to non-residential use			X	
Vertical Controls				
GROUND STORY AND BELOW				
Retail	X			
Office	X			
Residential	X			

Controls	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met	Special Use Which May Be Approved By Commission	Not Permitted
Vertical Controls				
SECOND STORY				
Retail				X
Office	X*			
Office		X	X	
Residential	X			

THIRD STORY AND ABOVE				
Retail				X
Office				X
Residential	X			

* Offices on the second story shall be permitted as a principal use where it would not involve the elimination of existing residential units.

Special Use Controls

Financial Office	1-3	4-5	6 or more
Bar	1-4	5-6	7 or more
Restaurant	1-10	11-15	16 or more
Fast-Food Establishments	1-3	4-5	6 or more
Sale of Liquor for Off-Premises Consumption	1-4	5-6	7 or more

(For the five uses listed above, ranges of numbers of establishments are shown. For example, an application for a fourth bar in the 24th Street - Noe Valley Special Use District may be approved as a principal use; an application for a sixth bar may be approved by the Zoning Administrator as a special use if all requirements are met; an application for a seventh bar may be approved as a special use only by the Commission. Expansion or enlargement of the uses listed above shall be subject to the same procedures as new special uses.)

Place of Entertainment			X	
Cabaret			X	
Dance Hall			X	
Hotel			X))

((SEC. 242.9 24th Street - Mission Special Use District.

In order to provide for an established shopping area with a unique mixture of local, citywide and regional sales and services and a special identity, there shall be a 24th Street - Mission Special Use District, a Neighborhood Commercial Special Use District, as designated on Sectional Map 10SU of the Zoning Map. The original of said map is on file with the Clerk of the Board of Supervisors under File No. 325-80-8.

- (a) This special use district will be applicable until January 19, 1985, after which period this Section 242.9 will be of no further force or effect.
- (b) Specific findings and purposes. This ordinance is intended to carry out the policies for orderly growth in the neighborhood commercial districts in the Commerce and Industry element of the San Francisco Comprehensive Plan and to further the general purposes of zoning legislation as set forth in Section 101 of this Code, to promote the health, safety and general welfare of the public through
 - 1. Preservation of the existing scale and mix of commercial uses along 24th Street in order to maintain the livability of the surrounding residential area as well as the economic viability of the street.
 - 2. Establishment of performance standards for certain types of commercial uses which are concentrated along the street in a manner potentially harmful to residential livability and the maintenance of small-scale neighborhood-serving businesses.
 - 3. Establishment of upper story controls to protect the existing housing stock and preserve the historical residential-commercial character on the street.
 - 4. Establishment of certain businesses as special uses in order to allow for the orderly development of the street and to prevent any damage to the neighborhood character of the street with its special mix of food and beverage service, entertainment, specialty shops and professional services.
 - 5. Establishment of density thresholds for certain commercial use beyond which special review is required to assure maintenance of a balance of sales and services to the neighborhood, citywide and regional customers and users of the street and prevention of excessive noise, traffic congestion and parking demand and other conditions disruptive of the adjacent residential neighborhood.))

- (f) 6. Prohibition of "drive-up" type uses, and establishment of review procedures for off-street parking facilities, which uses would cause interference with an already congested traffic flow and would be out of character with the special urban character of this unique shopping area.

These standards shall govern the adoption of guidelines by the City Planning Commission to be applied by the Zoning Administrator, the City Planning Commission, and the Board of Supervisors, on appeal, in reviewing applications for special uses.

(c) **Controls.** The following provisions shall apply within such special use district:

1. Floor area, frontage, off-street parking, and outdoor activity shall be permitted as principal uses only within the standards set forth in Table 5I. Applications that exceed the standards therein set forth shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission for such uses.
2. Second story commercial office uses shall be permitted as principal uses only within the standards set forth in Table 5I. Second story office use applications that do not meet the standards therein set forth shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission. Second story retail uses shall not be permitted. Third story and above commercial uses (retail and office) shall not be permitted.
3. Bars, fast food outlets, financial offices, places of entertainment, restaurants and stores selling liquor for off-premises consumption may be permitted within the standards set forth in Table 5I as permitted uses where the threshold number has not been exceeded, or as special uses otherwise.
4. No permitted use shall include an establishment of the "drive-in" type, serving customers waiting in parked motor vehicles.
5. Any application for special use authorization for establishment, alteration or enlargement of a cabaret, dance hall, hotel, or for off-street parking accessory to non-residential uses, shall be reviewed, and approved or disapproved by the City Planning Commission which shall consider all relevant criteria set forth in Section 312 of this Code before taking action.))

**((TABLE 5I
NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS
24TH STREET - MISSION CONTROLS AND USE TABLE**

Controls	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met	Special Use Which May Be Approved By Commission	No Perm
General Controls				
Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area not exceeding 2,500 square feet, and a frontage not exceeding 30 feet	X			
Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area exceeding 2,500 square feet, and has a frontage exceeding 30 feet		X	X	
Accessory outdoor commercial activity along frontage and within property line	X		X	
Accessory outdoor commercial activity on interior of lot		X	X	
Drive-up uses				
Parking accessory to non-residential use			X	
Vertical Controls				
GROUND STORY AND BELOW				
Retail	X			
Office	X			
Residential	X			

Controls	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met	Special Use Which May Be Approved By Commission	Not Permitted
Vertical Controls				
SECOND STORY				
Retail				X
Office	X*			
Office		X	X	
Residential	X			

THIRD STORY AND ABOVE				
Retail				X
Office				X
Residential	X			

* Offices on the second story shall be permitted as a principal use where it would not involve the elimination of existing residential units.

Special Use Controls

Financial Office	1-3	4-5	6 or more

Bar	1-4	5-6	7 or more

Restaurant	1-16	17-24	25 or more

Fast-Food Establishments	1-3	4-5	6 or more

Sale of Liquor for Off-Premises Consumption	1-4	5-6	7 or more

(For the five uses listed above, ranges of numbers of establishments are shown. For example, an application for a fourth bar in the 24th Street - Mission Special Use District may be approved as a principal use; an application for a sixth bar may be approved by the Zoning Administrator as a special use if all requirements are met; an application for a seventh bar may be approved as a special use only by the Commission. Expansion or enlargement of the uses listed above shall be subject to the same procedures as new special uses.)

Place of Entertainment			X	

Cabaret			X	

Dance Hall			X	

Hotel			X))

((SEC. 242.10 **Valencia Street Special Use District.**

In order to provide for an established shopping area with a unique mixture of local, citywide and regional sales and services and a special identity, there shall be a Valencia Street Special Use District, a Neighborhood Commercial Special Use District, as designated on Sectional Map IISU of the Zoning Map. The original of said map is on file with the Clerk of the Board of Supervisors under File No. 325-80-9.

- (a) This special use district will be applicable until January 19, 1985, after which period this Section 242.10 will be of no further force or effect.
- (b) **Specific findings and purposes.** This ordinance is intended to carry out the policies for orderly growth in the neighborhood commercial districts in the Commerce and Industry element of the San Francisco Comprehensive Plan and to further the general purposes of zoning legislation as set forth in Section 101 of this Code, to promote the health, safety and general welfare of the public through:
 - 1. Preservation of the existing scale and mix of commercial uses along Valencia Street in order to maintain the livability of the surrounding residential area as well as the economic viability of the street.
 - 2. Establishment of performance standards for certain types of commercial uses which are concentrated along the street in a manner potentially harmful to residential livability and the maintenance of small-scale neighborhood-serving businesses.
 - 3. Establishment of upper story controls to protect the existing housing stock and preserve the historical residential-commercial character on the street.
 - 4. Establishment of certain businesses as special uses in order to allow for the orderly development of the street and to prevent any damage to the neighborhood character of the street with its special mix of food and beverage service, entertainment, specialty shops and professional services.
 - 5. Establishment of density thresholds for certain commercial uses beyond which special review is required to assure maintenance of a balance of sales and services to the neighborhood, citywide and regional customers and users of the street and prevention of excessive noise, traffic congestion and parking demand and other conditions disruptive of the adjacent residential neighborhood.))

- (f) 6. Prohibition of "drive-up" type uses, and establishment of review procedures for off-street parking facilities, which uses would cause interference with an already congested traffic flow and would be out of character with the special urban character of this unique shopping area.

These standards shall govern the adoption of guidelines by the City Planning Commission to be applied by the Zoning Administrator, the City Planning Commission, and the Board of Supervisors, on appeal, in reviewing applications for special uses.

(c) **Controls.** The following provisions shall apply within such special use district:

1. Floor area, frontage, off-street parking, and outdoor activity shall be permitted as principal uses only within the standards set forth in Table 5J. Applications that exceed the standards therein set forth shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission for such uses.
2. Second story commercial office uses shall be permitted as principal uses only within the standards set forth in Table 5J. Second story office use applications that do not meet the standards therein set forth shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission. Second story retail uses shall not be permitted. Third story and above commercial uses (retail and office) shall not be permitted.
3. Bars, fast food outlets, financial offices, places of entertainment, restaurants and stores selling liquor for off-premises consumption may be permitted within the standards set forth in Table 5J as permitted uses where the threshold number has not been exceeded, or as special uses otherwise.
4. No permitted use shall include an establishment of the "drive-in" type, serving customers waiting in parked motor vehicles.
5. Any application for special use authorization for establishment, alteration or enlargement of a cabaret, dance hall, hotel, or for off-street parking accessory to non-residential uses, shall be reviewed, and approved or disapproved by the City Planning Commission which shall consider all relevant criteria set forth in Section 312 of this Code before taking action.))

**((TABLE 5J
NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS
VALENCIA STREET CONTROLS AND USE TABLE**

Controls	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met	Special Use Which May Be Approved By Commission	No Perm e
General Controls				
Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area not exceeding 2,500 square feet, and a frontage not exceeding 30 feet	X			
Retail, personal service or other commercial establishment permitted as a principal use in a C-2 district, which has a gross floor area exceeding 2,500 square feet, and has a frontage exceeding 30 feet		X	X	
Accessory outdoor commercial activity along frontage and within property line	X			
Accessory outdoor commercial activity on interior of lot		X	X	
Drive-up uses				
Parking accessory to non-residential use			X	
Vertical Controls				
GROUND STORY AND BELOW				
Retail	X			
Office	X			
Residential	X			

Controls	Principal Permitted Use	Special Use Which May Be Approved By Zoning Administrator If Requirements Met	Special Use Which May Be Approved By Commission	Not Permitted
Vertical Controls				
SECOND STORY				
Retail				X
Office	X*			
Office		X	X	
Residential	X			

THIRD STORY AND ABOVE				
Retail				X
Office		X	X	
Residential	X			

* Offices on the second story shall be permitted as a principal use where it would not involve the elimination of existing residential units.

Special Use Controls

Financial Office	1-3	4-5	6 or more
Bar	1-4	5-6	7 or more
Restaurant	1-16	17-24	25 or more
Fast-Food Establishments	1-3	4-5	6 or more
Sale of Liquor for Off-Premises Consumption	1-4	5-6	7 or more

(For the five uses listed above, ranges of numbers of establishments are shown. For example, an application for a fourth bar in the Valencia Street Special Use District may be approved as a principal use; an application for a sixth bar may be approved by the Zoning Administrator as a special use if all requirements are met; an application for a seventh bar may be approved as a special use only by the Commission. Expansion or enlargement of the uses listed above shall be subject to the same procedures as new special uses.)

Place of Entertainment			X	
Cabaret			X	
Dance Hall			X	
Hotel			X))

[Sections 243 and 244 are unchanged.]

((SEC. 245 **HAYES-GOUGH SPECIAL USE DISTRICT.**

In order to provide for an established area with a unique combination of uses including a relatively large supply of housing units worthy of retention, there shall be a Hayes-Gough Special Use District as designated on Sectional Maps Nos. 2SU and 7SU of the Zoning Map. The following provisions shall apply within such special use district:

- (a) The elimination of any dwelling unit(s) or other housing, whether through conversion to another use or through demolition (other than when required by law), shall be permitted only after authorization by the City Planning Commission as a conditional use under Section 303 of this Code.))

[Section 246 is unchanged.]

((SEC. 247 **INTERIM NORTH BEACH NEIGHBORHOOD COMMERCIAL HOUSING CONSERVATION SPECIAL USE DISTRICT.**

There shall be an interim North Beach Neighborhood Commercial District as designated on Sectional Map No. 1SU of the Zoning Map.

- (a) This special use district will be applicable until eighteen (18) months from the effective date of said special use district, after which period this Section 247 shall be of no further force or effect.
- (b) **Purpose.** The interim controls for this housing conservation district covering the area commonly known as the North Beach neighborhood commercial district are adopted to provide for the preservation of residential units and the residential character of the neighborhood during a comprehensive study and a review process that will develop permanent districts and standards for this area of the City. These interim controls are found and declared to be necessary to fulfill the purpose of this Code set forth in Section 101 hereof, and to preserve the status quo while proposed amendments to the Master Plan and the City Planning Code are studied and formulated.
- (c) **Controls.** The elimination of any dwelling unit(s) or other housing, whether through conversion to another use or through demolition (other than required by law), shall be permitted only after authorization by the City Planning Commission as a conditional use under Section 303 of this Code.))

ARTICLE 2.5

HEIGHT AND BULK DISTRICTS

[Sections 250 through 253 are unchanged.]

SEC. 253.1

REVIEW OF PROPOSED BUILDINGS AND STRUCTURES IN NORTH BEACH AND BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICTS.

- (a) In the 65-A-1 height and bulk district, as designated on Sectional Map 1H of the Zoning Map, any new or expanding building or structure exceeding 40 feet in height shall be permitted as a conditional use only upon approval by the City Planning Commission according to the provisions in Section 315 of this Code. The height of the building or structure so approved by the City Planning Commission shall not exceed 65 feet.
- (b) In authorizing any such proposal for a building or structure exceeding 40 feet in height, the City Planning Commission shall find that in addition to the criteria of Section 303(c), that the proposal is consistent with the expressed purposes of this Code, of the North Beach and Broadway Neighborhood Commercial Districts, and of the height and bulk districts, set forth in Sections 101, 714.1, 722.1, and 251 hereof and that the following criteria are met.

 - 1. The height of the new or expanding development will be compatible with the individual neighborhood character and the height and scale of the adjacent buildings.
 - 2. When the height of the new or expanding development exceeds twice the existing height of adjacent buildings, transitions will be provided between the taller and shorter buildings.
 - 3. The height and bulk of the new or expanding development will be designed to allow maximum sun access to nearby parks, plazas, and major pedestrian corridors.

[Sections 260 through 290 are unchanged.]

ARTICLE 3
PROCEDURES

[Sections 301 through 302 are unchanged.]

SEC. 303

CONDITIONAL USES.

- (a) **General.** The City Planning Commission shall hear and make determinations regarding applications for the authorization of conditional uses in the specific situations in which such authorization is provided for elsewhere in this Code. The procedures for conditional uses shall be as specified in this section and in Sections 306 through 306.~~((5))~~6, except that Planned Unit Developments shall in addition be subject to Section 304, ~~((and))~~ medical institutions and post-secondary educational institutions shall in addition be subject to the institutional master plan requirements of Section 304.5, and conditional use applications filed pursuant to Article 7, or otherwise required by this Code for uses in Neighborhood Commercial districts shall be subject to the provisions set forth in Section 315, in lieu of those provided for in Sections 306.2 and 306.3, with respect to scheduling and notice of hearings.
- (b) **Initiation.** A conditional use action may be initiated by application of the owner, or authorized agent for the owner, of the property for which the conditional use is sought.
- (c) **Determination.** After its hearing on the application, or upon the recommendation of the Zoning Administrator if the application is filed pursuant to Section 315 and no hearing is required, the City Planning Commission ~~((may))~~ shall approve the application and authorize a conditional use if the facts presented are such to establish:
1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
 2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (A) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

- (B) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - (C) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (D) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use of feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan; and
4. With respect to applications filed pursuant to Article 7 of this Code; that such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Neighborhood Commercial district, as set forth in Sections 710.1 through 728.1, and
5. (A) With respect to applications filed pursuant to Article 7, Section 703.2(a), use categories .45, .46, and .47, in lieu of the criteria set forth above in Section 303(c)1-4, that such use or feature will:
- (i) Not be located within 1000 feet of another such use, if the proposed use or feature is included in use category .46 as defined by Section 790.36; and/or
 - (ii) Not be open between 12 midnight and 6 a.m. except in the Broadway Neighborhood Commercial District, as regulated in Section 714, where such uses shall not be open between 2 and 6 a.m.; and
 - (iii) Not use electronic amplification between 10 p.m. and 6 a.m.; and
 - (iv) Be sufficiently insulated for noise and operated so that fixed source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
- (B) Notwithstanding the above, the City Planning Commission may authorize a conditional use which does not satisfy the criteria set forth in 5(A)ii and/or 5(A)iii above, if facts presented are such to establish that the use will be operated in such a way as to minimize disruption to residences in and around the district with respect to noise and crowd control.

(d) **Conditions.** When authorizing a conditional use as provided herein the City Planning Commission, or the Board of Supervisors on appeal, shall prescribe such additional conditions, beyond those specified in this Code, as are in its opinion necessary to secure the objectives of the Code. Once any portion of the conditional use authorization is utilized, all such conditions pertaining to such authorization shall become immediately operative. The violation of any condition so imposed shall constitute a violation of this Code and may constitute grounds for revocation of the conditional use authorization. Such conditions may include time limits for exercise of the conditional use authorization; otherwise, any exercise of such authorization must commence within a reasonable time.

(e) **Modification of Conditions.** Authorization of a change in any condition previously imposed in the authorization of a conditional use shall be subject to the same procedures as a new conditional use. Such procedures shall also apply to applications for modification or waiver of conditions set forth in prior stipulations and covenants relative thereto continued in effect by the provisions of Section 174 of this Code.

(f) **(Continuation.**

1. Except as provided for temporary uses in Section 205 of this Code, and except where time limits are otherwise specified as a condition of authorization, any conditional use that has been established as authorized by the City Planning Commission may continue as authorized so long as it is not changed to another use or feature, or discontinued for a continuous period of three years, or otherwise abandoned.
2. A conditional use shall not be restored when so abandoned, or changed to another use or feature that is classified as a conditional use in the district in which it is located, or significantly altered or intensified, except upon approval of a new conditional use application by the City Planning Commission.
3. Where a use or feature classified as a conditional use in the district in which it is located lawfully exists at the effective date of this Code, or at the effective date of any amendment imposing new conditional use requirements upon such use or feature in such district, such use or feature shall be deemed to be a permitted conditional use in the form in which it exists on such date, without further authorization except as provided in this subsection or in Section 205 of Article 2 of this Code.)

(((g))) **Delegation of Hearing.** The City Planning Commission may delegate to a committee of one or more of its members, or to the Zoning Administrator, the holding of the hearing required by this Code for a conditional use action. The delegate or delegates shall submit to the City Planning Commission a record of the hearing, together with a report of findings and recommendations relative thereto, for the consideration of the Commission in reaching its decision in the case.

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.

In districts other than

NC and

C-3,

the City Planning Commission may authorize as conditional uses, in accordance with the provisions of Section 303, Planned Unit Developments subject to the further requirements and procedures of this section. After review of any proposed development, the City Planning Commission may authorize such development as submitted or may modify, alter, adjust or amend the plan before authorization, and in authorizing it may prescribe other conditions as provided in Section 303(d). The development as authorized shall be subject to all conditions so imposed and shall be excepted from other provisions of this Code only to the extent specified in the authorization.

- (a) **Objectives.** The procedures for Planned Unit Developments are intended for projects on sites of considerable size, developed as integrated units and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the city as a whole. In cases of outstanding over-all design, complementary to the design and values of the surrounding area, such a project may merit a well reasoned modification of certain of the provisions contained elsewhere in this Code.
- (b) **Nature of site.** The tract or parcel of land involved must be either in one ownership, or the subject of an application filed jointly by the owners of all the property included or by the Redevelopment Agency of the City. It must constitute all or part of a Redevelopment Project Area, or if not must include an area of not less than 1/2 acre, exclusive of streets, alleys and other public property that will remain undeveloped.
- (c) **Application and plans.** The application must describe the proposed development in detail, and must be accompanied by an over-all development plan showing, among other things, the use or uses, dimensions and locations of structures, parking spaces, and areas, if any, to be reserved for streets, open spaces and other public purposes. The application must include such pertinent information as may be necessary to a determination that the objectives of this section are met, and that the proposed development warrants the modification of provisions otherwise applicable under this Code.
- (d) **Criteria and limitations.** The proposed development must meet the criteria applicable to conditional uses as stated in Section 303(c) and elsewhere in this Code. In addition, it shall:
 1. Affirmatively promote applicable objectives and policies of the Master Plan;

2. Provide off-street parking adequate for the occupancy proposed;
3. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;
4. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;
5. In R districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for RC districts under this Code; and
6. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

[Sections 304.5 through 306.1 are unchanged.]

SEC. 306.2 Scheduling of Hearings.

When an action for an amendment, conditional use or variance has been initiated by application or otherwise, the Zoning Administrator shall set a time and place for a hearing thereon within a reasonable period. In the case of an application for a variance, such period shall not exceed 30 days from the date upon which the application is accepted for filing. The procedures for scheduling of hearings on conditional use applications where such authorization is required pursuant to zoning categories .10, .11, .21, .24 through .27, .38 through .90, and .95 of Sections 710 through 728 for each Neighborhood Commercial district, are set forth in Section 315.

SEC. 306.3 Notice of Hearings.

- (a) Except as indicated in Subsection (b) below, and except as provided in Section 315 for conditional use applications where such authorization is required pursuant to Zoning Categories .10, .11, .21, .24 through .27, .38 through .90 and .95 of Sections 710 through 728 for each Neighborhood Commercial district, notice of the time, place and purpose of the hearing on an action for an amendment, conditional use or variance shall be given by the Zoning Administrator as follows:

1. By mail to the applicant or other person or agency initiating the action.
 2. By mail, except in the case of proposed amendments to change the text of the Code, not less than 10 days prior to the date of the hearing to the owners of all real property within the area that is the subject of the action and within 300 feet of all exterior boundaries of such area, using for this purpose the names and addresses of the owners as shown on the latest city-wide assessment roll in the office of the Tax Collector. Failure to send notice by mail to any such property owner where the address of such owner is not shown on such assessment roll shall not invalidate any proceedings in connection with such action.
 3. By publication, except in variance cases, at least once in a newspaper of general circulation in the city not less than 20 days prior to the date of the hearing.
 4. Such other notice as the Zoning Administrator shall deem appropriate.
- (b) In the following situations, notice of hearings shall be given as indicated:
1. In the case of variance applications involving a less than 10 per cent deviation as described in Section 305(c), the Zoning Administrator need give only such notice as the Zoning Administrator deems appropriate in cases in which a hearing is actually held.
 2. In the case of amendments to reclassify land on the basis of general zoning studies for one or more zoning districts, which studies either are city-wide in scope or cover a major sub-area of the city as determined by the City Planning Commission, and where the total area of land so proposed for reclassification, excluding the area of public streets and alleys, is 30 acres or more, the notice given shall be as described in Subsection (a) above, except that:
 - A. The newspaper notice shall be published as an advertisement in all editions of such newspaper, and need contain only the time and place of the hearing and a description of the general nature of the proposed amendment together with a map of the area proposed for reclassification.
 - B. The notice by mail need contain only the time and place of the hearing and a general description of the boundaries of the area proposed for reclassification.

[Section 306.4 is unchanged.]

- (a) Whenever any application for an amendment, ((conditional use)) or variance, or any part thereof, has been disapproved by the City Planning Commission or Zoning Administrator, or by the Board of Supervisors or the Board of Permit Appeals on appeal as described in Section 308, no application proposing an amendment, ((conditional use)) or variance, the same or substantially the same as that which was disapproved, shall be resubmitted to or reconsidered by the City Planning Commission or Zoning Administrator within a period of one year from the effective date of final action upon the earlier application.
- (b) Whenever any application for a conditional use, or any part thereof, has been disapproved by the City Planning Commission, or by the Board of Supervisors on appeal as described in Section 308, no application proposing a conditional use, the same or substantially the same as that which was disapproved, shall be resubmitted to or reconsidered by the City Planning Commission within a period of eighteen months from the effective date of final action upon the earlier application.

[Sections 306.6 through 310 are unchanged.]

((SEC. 312

SPECIAL USES.

- (a) **General.** The Zoning Administrator and the City Planning Commission shall make determinations regarding applications for authorization of special uses in the specific situations in which such authorization is provided for elsewhere in this Code. The procedures for special uses shall be as specified in this section.
- (b) **Purpose.** The special use authorization procedure is intended to facilitate the orderly processing of applications for alteration and enlargement of existing uses and for establishment of uses in Neighborhood Commercial Special Use Districts through a procedure which allows for efficient and thorough review of applications using criteria and requirements as set forth in this Code and guidelines as adopted from time to time by the City Planning Commission so as to insure fairness to each applicant and adequate and reasonable regulation of commercial development. Except as provided in Subdivision (d), no special use authorization may be approved pursuant to this Chapter which is not consistent with the policies and objectives of the Comprehensive Plan of San Francisco, the purposes of this Code, the general purposes of Neighborhood Commercial Special Use Districts (Section 242(a)), and the purposes of the particular special use district. In considering such authorizations, the Zoning Administrator and the Planning Commission shall also consider the needs of the owners of property, operators of businesses, residents of surrounding areas, users of the areas and the community in general.))

- (((c) **Initiation.** A special use determination may be initiated by application of the owner, or authorized agent for the owner, of the property for which special use is sought.
- (d) **Determination by the Zoning Administrator.** After review, the Zoning Administrator shall either approve or approve with conditions the application and authorize a special use if the facts presented are such as to establish:
1. That the proposed use meets the standards of applicable sections of this Code; and
 2. That the proposed use meets the standards of applicable guidelines adopted by the City Planning Commission for review of such applications; and
 3. That the proposed use complies with the following requirements:
 - (A) **Upper Story Retail and Office Use.**
 - (i) If the proposal is to convert an existing residential unit to commercial use, kitchen facilities will be retained to allow conversion back to residential use.
 - (ii) No more than 67% of existing second story units are in commercial use (retail or office).
 - (B) **Financial Office.**
 - (i) No other financial office is within 300 feet;
 - (ii) Proposed establishment does not exceed 2,500 square feet of gross floor area;
 - (iii) No drive-up facilities are provided; and
 - (iv) No off-street parking is provided on the site.
 - (C) **Bar, fast-food outlet, restaurant, or store selling liquor for off-premises consumption.**
 - (i) No other establishment of one of these types is within 100 feet;
 - (ii) Proposed establishment does not exceed 1,500 square feet of gross floor area;
 - (iii) No outdoor activity area abuts property with residential occupancy;
 - (iv) No off-street parking is provided on the site; and
 - (v) No drive-up facilities are provided.))

(((D) Place of Entertainment.

- (i) No other place of entertainment is within 300 feet;
- (ii) Proposed establishment does not exceed 1,000 square feet of gross floor area;
- (iii) No outdoor activity area abuts property with residential occupancy;
- (iv) No electronic amplification equipment is used; and
- (v) No off-street parking is provided on the site; or he or she shall refer the matter to the City Planning Commission for hearing as set forth in Subsection (e) following.

(e) **Review and determination by the City Planning Commission.** In those cases in which the Zoning Administrator determines that the requirements of Subsection (d) above are not met, he or she shall refer the matter to the City Planning Commission for review and hearing following the procedures set forth in Section 303 for Conditional Use. The Commission may approve or disapprove such application for special use authorization, or may approve with conditions. In making the determination required by Sections 303(c) and 303(d) to be made if authorization is to be approved, the Commission shall consider the following factors, as applicable:

1. **Dance Halls.**

- (A) Whether proposed establishment is within 300 feet of another dance hall;
- (B) Whether proposed establishment exceeds 1,000 square feet of gross floor area;
- (C) Whether proposed establishment is within 100 feet of property with residential occupancy; and
- (D) Whether noise levels created by the use outside the premises are excessive or disruptive to the neighborhood.

2. **Cabarets.**

- (A) Whether the proposed establishment is within 300 feet of another cabaret;
- (B) Whether the proposed establishment exceeds 1,000 square feet of gross floor area;
- (C) Whether alcoholic beverages are served after midnight; and
- (D) Whether entertainment is provided after midnight.))

((3. Hotels.

- (A) Whether the proposed establishment includes more than 5 guest rooms or suites of rooms; and
 - (B) Whether the proposed establishment is designed for tourist activity, parking and traffic volume out of scale with the neighborhood.
- (f) **Notice of Determination.** The determination of the Zoning Administrator to approve an application for special use authorization shall be posted on the subject property, advertised in a newspaper of general circulation, and mailed to groups and individuals requesting such notice. The Zoning Administrator may provide such additional notice as he or she deems appropriate to carry out the provisions of this section.
- (g) **Appeal of action by the Zoning Administrator to Commission.** The action of the Zoning Administrator in approving an application for special use authorization may be appealed to the City Planning Commission within 10 calendar days of the date of publication of the determination by any of the following:
- 1. The applicant; or
 - 2. Ten or more property owners or tenants of the residential or commercial property within 300 feet of the exterior boundaries of the subject property subscribing to a petition of appeal. In hearing such appeals on the granting of a special use authorization by the Zoning Administrator, the Commission shall be guided by the same standards, criteria and procedures set forth in Section 312(e).
- (h) **Appeal of action by the City Planning Commission to Board of Supervisors.** The action of the City Planning Commission in approving or disapproving an application for special use authorization, or approving an application subject to conditions, may be appealed to the Board of Supervisors. The procedures for appeals of actions by the Commission on applications for conditional uses, as set forth in Section 308.1 of this Code, shall be followed in such cases. In hearing such appeals, the Board of Supervisors shall make the determinations and consider the factors required to be considered by the Planning Commission pursuant to Section 312(e).
- (i) **Modification of conditions.** Authorization of a change in any condition previously imposed in the authorization of a special use shall be subject to the same procedures as a new special use.))

SEC. 315

PROCEDURES FOR CONDITIONAL USE AUTHORIZATION IN NEIGHBORHOOD COMMERCIAL DISTRICTS.

In addition to the provisions of Section 306.1 and 306.4, the following procedures shall govern applications for conditional use authorization where this authorization is required pursuant to zoning categories .10, .11, .21, .24 through .27, .38 through .90, and .95 of Sections 710 through 728 for each Neighborhood Commercial district. The criteria for determinations on such applications are set forth in Section 303(c). Additional criteria for determinations on applications pursuant to zoning categories .10, .11, and .21 are set forth in the Section containing the control.

SEC. 315.1

Applications and Filing Fees.

The provisions set forth in Section 306.1 shall govern with respect to applications and filing fees.

SEC. 315.2

Zoning Administrator Review, Scheduling of Hearing, and Recommendation.

The Zoning Administrator will review and schedule applications for conditional use authorization for City Planning Commission determination; either on Consent Calendar, with a recommendation regarding action on the application; or at a public hearing, without a recommendation.

- (a) Scheduling of Determination. After an application for conditional use is filed at the Department, the Zoning Administrator will review the application, make a recommendation for determination, and set a time and place for determination of that application within a reasonable period.
- (b) Consent Calendar with Recommendation. After reviewing an application, the Zoning Administrator shall determine if the facts presented establish that the proposed use or feature is in conformity with the criteria set forth in Section 303(c), as applicable, and in Sections 253.1, 121.5, and 121.7 for zoning categories .10, .11, and .21, respectively, and may recommend approval or approval with conditions, placing that recommendation on Consent Calendar.
- (c) Public Hearing. After reviewing an application, the Zoning Administrator may determine that the public interest would best be served by a City Planning Commission review of the application and shall in that event schedule the application for a public hearing.
- (d) Report and Recommendation. In all actions involving a Consent Calendar or public hearing, the Zoning Administrator will make necessary investigations and studies and submit proposed findings to the Director of the Department of City Planning. The report and any recommendation will be submitted at the Consent Calendar or public hearing.

SEC. 315.3

Notice of Recommendation and Determination.

After review of an application subject to these procedures and scheduling of the matter for Planning Commission determination the Zoning Administrator shall provide notice of any recommendation to be placed on the Consent Calendar and of the date and time that the matter will be considered by the Commission; or, in the event of a public hearing, shall provide notice of the time, place, and purpose of the hearing, as follows:

- (a) By mail to the applicant or other person or agency initiating the action; and
- (b) By posting on the subject property; and
- (c) By publication at least once in a newspaper of general circulation in the city not less than 20 days prior to the scheduled date of the appearance of the item on the City Planning Commission Consent Calendar or of the public hearing; and
- (d) By mail at least 20 days prior to the date that the matter is scheduled for determination by the City Planning Commission to property owners within 300 feet of the property that is the subject of the action as well as groups or individuals requesting such notice in writing; and
- (e) Such other notice as the Zoning Administrator shall deem appropriate.

SEC. 315.4

Request for Reconsideration of Consent Calendar Items at a Public Hearing.

- (a) Requests. Any application which is the subject of a consent calendar recommendation will be scheduled for a full public hearing if a request is made in writing prior to the date that the matter is scheduled for determination by the City Planning Commission or at the Commission meeting by any of of the following:
 - 1. The applicant; or
 - 2. Ten or more property owners or tenants of the residential or commercial property within 300 feet of the exterior boundaries of the subject property; or
 - 3. Any City Planning Commissioner.
- (b) Rescheduling. An item for which a request for public hearing has been made pursuant to subsection (a), above, will be rescheduled for City Planning Commission review and determination at a public hearing. Notice of the time, place and purpose of the public hearing shall be provided as follows:

1. By mail to the applicant or other person or agency initiating the action; and
2. By posting on the subject property; and
3. By publication at least once in a newspaper of general circulation in the city not less than 10 days prior to the scheduled date of the public hearing; and
4. By mail at least 10 days prior to the scheduled date of the public hearing to all persons requesting such notice in writing; and
5. Such other notice as the Zoning Administrator shall deem appropriate.

SEC. 315.5 Conduct of Consent Calendar and Determination.

On applications placed on the Consent Calendar, the City Planning Commission will make determinations regarding the authorization of conditional uses, as follows.

The City Planning Commission will consider the Zoning Administrator's recommendation, as shown on Consent Calendar, and make a determination regarding authorization of the conditional use.

- (a) Determination. After considering the Zoning Administrator's recommendation regarding the application, the City Planning Commission may concur with that recommendation, as shown on consent calendar, without public testimony unless there is request for public hearing or the item is called off calendar as provided for in Section 315.4.
- (b) Decision. Such action taken by the City Planning Commission to approve or approve with conditions, as shown on the Consent Calendar, shall be final except upon filing of an appeal as provided for in Section 315.8.

SEC. 315.6 Conduct of Public Hearings and Determination.

The provisions set forth in Section 306.4 with respect to conduct of hearings shall govern whenever a full public hearing is required pursuant to Section 315.2 or 315.4.

SEC. 315.7

Reconsideration.

Whenever an application for a conditional use is authorized by the City Planning Commission, or by the Board of Supervisors pursuant to Section 308.1, no application which proposes a further intensification of that use or feature, or change to another related use, will be considered by the City Planning Commission within a period of eighteen months from the effective date of final action on the earlier application, if such intensification or change in use was specifically restricted in the action on the earlier application.

Whenever an application for a conditional use is denied by the City Planning Commission or by the Board of Supervisors pursuant to Section 308.1, no application which proposes a conditional use which is the same authorization or essentially the same as that which was denied will be considered by the City Planning Commission within a period of eighteen months from the effective date of final action on the earlier application.

SEC. 315.8

Appeal.

A final determination by the City Planning Commission on an application for conditional use authorization may be appealed to the Board of Supervisors pursuant to the provisions of Section 308.1.

ARTICLE 3.5

FEES

SEC. 350 FEES, GENERAL.

In order to compensate the Department of City Planning for a part of the cost of processing permit applications for the establishment, abolition or modification of a set-back line, for reclassification of property, for conditional use authorization, for a variance, ((or for a special use authorization,)) and in order to compensate the Department of City Planning for a part of the cost of reviewing permit applications filed in and issued by other City departments, fees shall be charged and collected as indicated for each class of application or permit listed in Sections 351 through 353 below.

SEC. 351 FEES FOR APPLICATIONS TO ESTABLISH, ABOLISH OR MODIFY A SETBACK LINE, TO RECLASSIFY PROPERTY, TO AUTHORIZE A CONDITIONAL USE, TO CONSIDER A VARIANCE ((OR TO AUTHORIZE A SPECIAL USE)).

Before accepting any application for filing, the Department of City Planning shall charge and collect a fee as follows:

- (a) For each application to establish, abolish or modify a set-back line, the fee shall be \$300 for each block frontage, or portion thereof, affected by the proposed application.
- (b) For each application to reclassify property, the fee shall be:

Assessor's Block or Portion Thereof	Fee	Assessor's Block or Portion Thereof	Fee
1	\$ 500	21	\$3600
2	750	22	3650
3	1000	23	3700
4	1250	24	3750
5	1400	25	3800
6	1550	26	3850
7	1700	27	3900
8	1850	28	3950
9	2000	29	4000
10	2150	30	4050
11	2300	31	4100
12	2450	32	4150
13	2600	33	4200
14	2750	34	4250
15	2900	35	4300
16	3050	36	4350
17	3200	47	4400
18	3350	38	4450
19	3500	39	4500
20	3550	40	4550

Assessor's Block or Portion Thereof	Fee	Assessor's Block or Portion Thereof	Fee
41	\$3600	47	\$4900
42	3650	48	4950
43	3700	49	5000
44	3750	50	5020
45	3800	51 --	add \$20 per block or portion thereof
46	3850		

- (c) For each application to authorize a conditional use, including planned unit development, the fee shall be,
1. Where the total estimated construction cost as defined by the San Francisco Building Code is less than \$50,000, \$200;
 2. Where said total estimated construction cost is \$50,000 or more, but less than \$200,000, \$300;
 3. Where said total estimated construction cost is \$200,000 or more, but less than \$1,000,000, \$300 plus one tenth of one percent of the cost over \$200,000;
 4. Where said total estimated construction cost is \$1,000,000 or more, but less than \$10,000,000, \$2,200 plus one hundred seventy-five thousandths of one per cent of the cost over \$1,000,000;
 5. Where said total estimated construction cost is \$10,000,000 or more, but less than \$20,000,000, \$17,950 plus one tenth of one per cent of the cost over \$10,000,000;
 6. Where said total estimated construction cost is \$20,000,000 or more, but less than \$30,000,000, \$27,950 plus five hundredths of one per cent of the cost over \$20,000,000;
 7. Where said total estimated construction cost is \$30,000,000 or more, but less than \$100,000,000, \$32,950 plus twenty-five thousandths of one per cent of the cost over \$30,000,000;
 8. Where said total estimated construction cost is \$100,000,000 or more, \$50,250.
- (d) For each application to consider a variance, the fee shall be:
1. Where the total estimated construction cost as defined by the San Francisco Building Code is less than \$10,000, \$100;
 2. Where said total estimated construction cost is \$10,000 or more, but less than \$50,000, \$200 plus one tenth of one per cent of the cost over \$10,000;

3. Where said total estimated construction cost is \$50,000 or more, but less than \$200,000, \$250 plus one tenth of one per cent of the cost over \$50,000;
 4. Where said total estimated construction cost is \$200,000 or more, but less than \$1,000,000, \$500 plus one tenth of one per cent of the cost over \$200,000;
 5. Where said total estimated construction cost is \$1,000,000 or more, but less than \$10,000,000, \$2,180 plus two tenths of one per cent of the cost over \$1,000,000;
 6. Where said total estimated construction cost is \$10,000,000 or more, but less than \$30,000,000, \$20,180 plus one tenth of one percent of the cost over \$10,000,000;
 7. Where said total estimated construction cost is more than \$30,000,000, \$40,180 plus five hundredths of one per cent of the cost over \$30,000,000;
- (((e) For each application for authorization of a special use pursuant to Sections 242 et seq. of this Code, the fee shall be \$200 for those applications which can be approved by the Zoning Administrator and \$350 for those applications which require review by the Planning Commission.))
- (f) **Exemption.** Any fraternal, charitable, benevolent or any other non-profit organization having a regular membership associated primarily for civic welfare, with revenue accruing therefrom to be used exclusively for the non-profit purposes of said organization, and which organization is exempt from taxation under the Internal Revenue laws of the United States as a bonafide fraternal, charitable, benevolent or other non-profit organization, shall be exempt from paying the fees specified in paragraphs (a) through (e) inclusive of this section.

[Sections 352 and 353 are unchanged.]

ARTICLE 6

SIGNS

[Sections 601 and 602 are unchanged.]

SEC. 602.1 Area (Of a Sign).

- (a) The entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem, or any figure or similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed but including any sign tower. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back to back and are at no point more than two feet from one another, the area of the sign shall be taken as the area of one face if the two faces are of equal area, or as the area of the larger face if the two faces are of unequal area.
- (b) On windows. The area of any sign painted directly on a window shall be the area within a rectangular perimeter formed by extending lines around the extreme limits of writing, representation, or any figure of similar character depicted on the surface of the window. The area of any sign placed on or behind the window glass shall be as described above in paragraph (a).
- (c) On awnings, canopies or marquees. The area of any sign on an awning, canopy or marquee shall be the total of all signage on all faces of the structure. All sign copy on each face shall be computed within one rectangular perimeter formed by extending lines around the extreme limits of writing, representation, or any figure of similar character depicted on the surface of the face of the awning, canopy or marquee.

[Sections 602.2 through 602.8 are unchanged.]

- SEC. 602.9 Identifying Sign.** A sign for a use listed in Article 2 of this Code as either a principal or a conditional use permitted in an R district, regardless of the district in which the use itself may be located, which sign serves to tell only the name, address and lawful use of the premises upon which the sign is located, or to which it is affixed. A bulletin board of a public, charitable or religious institution, used to display announcements relative to meetings to be held on the premises, shall be deemed an identifying sign.

With respect to shopping malls containing five or more stores or establishments in NC districts, and shopping centers containing five or more stores or establishments in NC-S districts, identifying signs shall include signs which tell the name of and/or describe aspects of the operation of the mall or center. Shopping malls, as that term is used in this section, are characterized by a common pedestrian passageway which provides access to the businesses located therein.

[Sections 602.10 through 602.20 are unchanged.]

SEC. 602.21 Wall Sign. A sign placed flat against a building wall with its copy parallel to the wall to which it is attached and not protruding more than the thickness of the sign cabinet.

SEC. ((602.21))

SEC. 602.22 Wind Sign. Any sign composed of two or more banners, flags, or other objects, mounted serially and fastened in such a manner as to move upon being subjected to pressure by wind or breeze.

SEC. 602.23 Window Sign. A sign painted directly on the surface of a window glass or placed behind the surface of the glass inside the building.

[Section 603 is unchanged.]

SEC. 604 PERMITS AND CONFORMITY REQUIRED.

- (a) Any application for a permit for a sign that conforms to the provisions of this Code shall be approved by the Department of City Planning without modification or disapproval by the Department of City Planning or the City Planning Commission, pursuant to the authority vested in them by Section 26, Part III, of the San Francisco Municipal Code or any other provision of said Municipal Code

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is not currently effective as an interim control.

; provided, however, that signs subject to the regulations set forth in ((with the exception of)) Article 10 of the City Planning Code, Preservation of Historical, Architectural and Aesthetic Landmarks and Article 11, Preservation of Buildings and Districts of Architectural, Historical and Aesthetic Importance in the C-3 Districts shall be governed by the relevant provisions thereof.

No sign, other than those signs exempted by Section 603 of this Code, shall be erected, placed, replaced, reconstructed or relocated on any property, intensified in illumination or other aspect, or expanded in area or in any dimension except in conformity with the provisions of this Code. No such erection, placement, replacement, reconstruction, relocation, intensification, or expansion shall be undertaken without a permit having been duly issued therefor, except as specifically provided otherwise in this Section 604.

- (b) The provisions of this Section 604 shall apply to work of the above types on all signs unless specifically exempted by this Code, whether or not a permit for such sign is required under the San Francisco Building Code. In cases in which permits are not required under the Building Code, applications for permits shall be filed with the Central Permit Bureau of the Department of Public Works on forms prescribed by the Department of City Planning, together with a permit fee of \$5 for each sign, and the permit number shall appear on the completed sign in the same manner as required by the Building Code.

- (c) No permit shall be required under this Code for a sign

NOTE: To implement the Downtown Plan, the following amendments are proposed. It is currently effective as an interim control.

- (i) painted or repainted directly on a door or window in a C or M district, or
- (ii) painted or repainted directly on a wall of a building or structure in a C

district (except for Significant and Contributory buildings and buildings in conservation districts subject to the provisions of Article 11)

or M district and not exceeding 100 square feet in area. Permits shall be required for all other painted signs in C and M districts, and for all painted signs in P and R districts. Repainting of any painted sign shall be deemed to be a replacement of the sign, except as provided in Subsection (f) below.

- (d) Except as provided in Subsection (c) above, no permit shall be required under this Code for ordinary maintenance and minor repairs which do not involve replacement, alteration, reconstruction, relocation, intensification or expansion of the sign.
- (e) No permit shall be required under this Code for temporary sale or lease signs, temporary signs of persons and firms connected with work on buildings under actual construction or alteration, and temporary business signs, to the extent that such signs are permitted by this Code.

- (f) A mere change of copy on a sign the customary use of which involves frequent and periodic changes of copy shall not be subject to the provisions of this Section 604, except that a change from general advertising to non-general advertising sign copy or from non-general advertising to general advertising sign copy shall in itself constitute a new sign subject to the provisions of this Section 604. In the case of signs the customary use of which does not involve frequent and periodic changes of copy, a change of copy shall in itself constitute a new sign subject to the provisions of this Section 604 if the new copy concerns a different person, firm, group, organization, place, commodity, product, service, business, profession, enterprise or industry.
- (g) Each application for a permit for a sign shall be accompanied by a scaled drawing of the sign, including the location of the sign on the building or other structure or on the lot, and including (except in the case of a sign the customary use of which involves frequent and periodic changes of copy) such designation of the copy as is needed to determine that the location, area and other provisions of this Code are met.
- (h) Unless otherwise provided in this Code or in other Codes or regulations, a lawfully existing sign which fails to conform to the provisions of this Article 6 may remain until the end of its normal life. Such sign may not, however, be replaced, altered, reconstructed, relocated, intensified or expanded in area or in any dimension except in conformity with the provisions of this Code. Ordinary maintenance and minor repairs shall be permitted, but such maintenance and repairs shall not include replacement, alteration, reconstruction, relocation, intensification or expansion of the sign. A sign which is damaged or destroyed by fire or other calamity shall be governed by the provisions of Sections 181(c) and 188(b) of this Code. A sign which is voluntarily destroyed or removed by its owner or which is required by law to be removed may be restored only in full conformity with the provisions of this Code.
- (i) Nothing in this Article 6 shall be deemed to permit any use of property that is otherwise prohibited by this Code, or to permit any sign that is prohibited by the regulations of any special sign district or the standards or procedures of any Redevelopment Plan or any other Code or legal restriction.

[Sections 605 through 606 are unchanged.]

SEC. 607

COMMERCIAL AND INDUSTRIAL DISTRICTS.

Signs in C and M districts, other than those signs exempted by Section 603 of this Code, shall conform to the following provisions:

- (a) **General advertising signs.** No general advertising sign shall be permitted in any C-1 district.

- (b) **Roof signs.** No roof sign shall be permitted in any C-1 district. In all other C and M districts no roof sign shall be permitted; except that a roof sign may be erected in such other C and M districts if:
1. The sign does not extend more than 25 feet above the roof line of the building on or over which the sign is placed; and
 2. All parts of the sign are within 25 feet of, and the sign is mounted at not more than a 45 degree angle from, a wall of a building the roof line of which is at least as high as the top of the sign; and
 3. Such wall forms a complete backdrop for the sign, as the sign is viewed from all points from which the sign is legible from a public street or alley.

The limitations upon roof signs in this Subsection 607(b) shall not apply to signs located within 200 feet of the park known as Union Square and facing said park.

- (c) **Wind signs.** No wind sign shall be permitted in any C or M district.
- (d) **Moving parts.** No sign shall have or consist of any moving, rotating, or otherwise physically animated part (as distinguished from lights that give the appearance of animation by flashing, blinking or fluctuating), except as follows:
1. Moving or rotating or otherwise physically animated parts may be used for the rotation of barber poles and the indication of time of day and temperature.
 2. In the case of a general advertising sign in C-2, C-3, C-M, M-1 and M-2 districts, except signs located so as to be primarily viewed by persons traveling on any portion of a freeway, moving or rotating or otherwise physically animated parts may be used if such parts do not exceed a velocity of one complete cycle in a four-second period where such parts constitute less than 30 percent of the area of the sign or if, where such parts constitute a greater area of the sign, they do not exceed a velocity of one complete cycle in a four-second period and are stationary at least half of each eight-second period.
- (e) **Illumination.** Any sign may be non-illuminated or indirectly or directly illuminated. Signs in C-3, C-M, M-1 and M-2 districts shall not be limited in any manner as to type of illumination, but no sign in a C-1 or C-2 district shall have or consist of any flashing, blinking, fluctuating or otherwise animated light except in each of the following special districts, all as specifically designated as "Special Districts for Sign Illumination" on Sectional Map SSD of the Zoning Map of the City and County of San Francisco, described in Section 608 of this Code:

- ((1. Along the main commercial frontage in the C-2 areas on Mission Street from Seventeenth Street to Randall Street, Geary Boulevard from Masonic Avenue to Twenty-eighth Avenue, and Lombard Street from Van Ness Avenue to Broderick Street.))
- ((2.))
 - 1. In the C-2 area consisting of five blocks in the vicinity of Fisherman's Wharf.
- ((3.))
 - 2. In the C-2 area in the vicinity of Van Ness Avenue from Golden Gate Avenue and Eddy Street to Sacramento Street, and Polk Street from Eddy Street to Geary Street, also known as the Automotive Special Use District.
- ((4.))
 - 3. In the C-2 area in the vicinity of Stockton, Washington and Kearny Streets and Broadway, also known as Washington-Broadway Special Use District Number 1.
- (f) **Projection.** No sign shall project more than 75 percent of the horizontal distance from the street property line to the curb line and in no case shall a sign project more than 10 feet beyond the street property line or building set-back line in C-1 districts, or 12 feet beyond the street property line or building set-back line in any other C or M district.
- (g) **Height and extension above roof line.**
 - 1. **Signs attached to buildings.** No sign attached to a building shall extend or be located above the roof line of the building to which it is attached; except that up to one-half the area of a business sign attached to the street wall of a building may extend above the roof line, up to the maximum height permitted for free standing signs in the same district or 10 feet above the roof line, whichever is the lesser. In addition, no sign attached to a building shall under any circumstances exceed the following maximum heights:
 - in C-1: 40 feet;
 - in C-3: 100 feet;
 - In all other C and M districts: 60 feet.

The 100-foot height limitation stated herein shall not apply to signs located within 200 feet of the park known as Union Square and facing said park.

2. Free standing signs. The maximum height for free standing signs shall be as follows:

In C-1: 24 feet;

In C-2: 36 feet;

In all other C and M districts: 40 feet.

- (h) **Special standards for automobile service stations.** For automobile service stations, only the following signs are permitted, subject to the standards in this Subsection (h) and to all other standards in this Section 607.

1. A maximum of two oil company signs, which shall not extend more than 10 feet above the roof line if attached to a building, or exceed the maximum height permitted for free standing signs in the same district if free standing. The area of any such sign shall not exceed 180 square feet, and along each street frontage all parts of such a sign or signs that are within 10 feet of the street property line shall not exceed 80 square feet in area. No such sign shall project more than five feet beyond any street property line or building set-back line. The areas of other permanent and temporary signs as covered in Paragraph 607(h)2 below shall not be included in the calculation of the areas specified in this paragraph.
2. Other permanent and temporary business signs, not to exceed 30 square feet in area for each such sign or a total of 180 square feet for all such signs on the premises. No such sign shall extend above the roof line if attached to a building, or in any case project beyond any street property line or building set-back line.
3. General advertising signs meeting the provisions of this Section 607.

Signs located in Neighborhood Commercial districts shall be regulated as provided herein, except for those signs which are exempted by Section 603. Signs not specifically regulated in this Section 607.1 shall be prohibited. In the event of conflict between the provisions of Section 607.1 and other provisions of Article 6, the provisions of Section 607.1 shall prevail in Neighborhood Commercial districts, provided that with respect to properties also located in the Upper Market Special Sign District the provisions of Section 608.10 shall prevail.

(a) Purposes and Findings. In addition to the purposes stated in Section 101 and 601 of this Code, the following purposes apply to Neighborhood Commercial districts. These purposes constitute findings that form a basis for regulations and provide guidance for their application.

1. As Neighborhood Commercial districts change, they need to maintain their attractiveness to customers and potential new businesses alike. Physical amenities and a pleasant appearance will profit both existing and new enterprises.
2. The character of signs and other features projecting from buildings is an important part of the visual appeal of a street and the general quality and economic stability of the area. Opportunities exist to relate these signs and projections more effectively to street design and building design. These regulations establish a framework that will contribute toward a coherent appearance of Neighborhood Commercial districts.
3. Neighborhood Commercial districts are typically mixed-use areas with commercial units on the ground or lower stories and residential uses on upper stories. Although signs and other advertising devices are essential to a vital commercial district, they should not be allowed to interfere with or diminish the livability of residential units within a Neighborhood Commercial district or in adjacent residential districts.
4. The scale of most Neighborhood Commercial districts as characterized by building height, bulk, and appearance, and the width of streets and sidewalks differs from that of other commercial and industrial districts. Sign sizes should relate and be compatible with the surrounding district scale.

(b) Identifying Signs. Identifying signs, as defined in Section 602.9, shall be permitted in all Neighborhood Commercial Districts subject to the limits set forth below.

1. One sign per lot shall be permitted and such sign shall not exceed 20 square feet in area. The sign may be a freestanding sign, if the building is recessed from the street property line, or may be a wall sign or a projecting sign. The existence of a freestanding identifying sign shall preclude the erection of a freestanding business sign on the same lot. A wall or projecting

sign shall be mounted on the first story level; a freestanding sign shall not exceed 15 feet in height. Such sign may be non-illuminated, indirectly illuminated, or directly illuminated.

2. One sign identifying a shopping center or shopping mall shall be permitted subject to the conditions in Paragraph 1, but shall not exceed 30 square feet in area. Any sign identifying a permitted use listed in Sections 603.40 through 703.71 in an NC district shall be considered a business sign and subject to Section 607.1(d) of this Code. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated during the hours of operation of the businesses in the shopping center or shopping mall.

- (c) General Advertising Signs. General advertising signs, as defined in Section 602.7, shall be permitted in Neighborhood Commercial districts as provided for below. In NC districts where such signs are permitted, general advertising signs may be either a wall sign or freestanding, provided that the surface of any freestanding sign shall be parallel to and within 3 feet of an adjacent building wall. In either case, the building wall shall form a complete backdrop for the sign, as the sign is viewed from all points from a street or alley from which it is legible.

1. NC-2 Districts. No more than one general advertising sign shall be permitted per lot. Such sign shall not exceed 50 square feet in area nor exceed 12 feet in height. Such sign may be either non-illuminated or indirectly illuminated.

2. NC-3, NC-S and Broadway Districts. No more than two general advertising signs shall be permitted per lot, or in NC-S districts, per district. The area of any such sign shall not exceed 100 square feet, and the total area of all such signs on the lot shall not exceed 200 square feet. The height of any such sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sills on the wall to which it is attached if a wall sign, or the adjacent wall or the top of the adjacent wall if a freestanding sign, whichever is lower.

(A) NC-3 and NC-S Districts. Signs may be either non-illuminated or indirectly illuminated.

(B) Broadway Neighborhood Commercial District. Signs may be either non-illuminated, indirectly or directly illuminated.

- (d) Business Signs. Business signs, as defined in Section 602.3 shall be permitted in all Neighborhood Commercial districts subject to the limits set forth below.

1. NC-1 Districts.

(A) Window Signs. The total area of all window signs, as defined in Section 602.1(a), shall not exceed one-third the area of the window on or in which the signs are located.

Such signs may be non-illuminated, indirectly illuminated, or directly illuminated.

- (B) Wall Signs. The area of all wall signs shall not exceed 2 square feet per foot of street frontage occupied by the business measured along the wall to which the signs are attached, or 100 square feet, whichever is less. The height of any wall sign shall not exceed 15 feet or the height of the wall to which it is attached. Such signs may be non-illuminated or indirectly illuminated; or during business hours, may be directly illuminated.
- (C) Projecting Signs. The number of projecting signs shall not exceed one per business. The area of such sign, as defined in Section 602.1(a), shall not exceed 20 square feet. The height of such sign shall not exceed 15 feet or the height of the wall to which it is attached. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curb line, or 6 feet, whichever is less. The sign may be non-illuminated or indirectly illuminated, or during business hours, may be directly illuminated.
- (D) Signs on Awnings. Sign copy may be located on permitted awnings in lieu of wall signs and projecting signs. The area of such sign copy as defined in Section 602.1(c) shall not exceed 20 square feet. Such sign copy may be non-illuminated or indirectly illuminated.

3. NC-2, Castro Street, Inner Clement Street, Outer Clement Street, Upper Fillmore Street, Haight Street, Hayes-Gough, Upper Market Street, North Beach, Polk Street, Sacramento Street, Union Street, Valencia Street, 24th Street-Mission, and 24th Street-Noe Valley Neighborhood Commercial Districts.

- (A) Window Signs. The total area of all window signs, as defined in Section 602.1(a), shall not exceed one-third the area of the window on or in which the signs are located. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated.
- (B) Wall Signs. The area of all wall signs shall not exceed 2 square feet per foot of street frontage occupied by the use measured along the wall to which the signs are attached, or 100 square feet, whichever is less. The height of any wall sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sill on the wall to which the sign is attached, whichever is lower. Such signs may be non-illuminated, indirectly, or directly illuminated.

(C) Projecting Signs. The number of projecting signs shall not exceed one per business. The area of such sign, as defined in Section 602.1(a), shall not exceed 20 square feet. The height of such sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sill on the wall to which the sign is attached, whichever is lower. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curb line, or 6 feet, whichever is less. Such signs may be non-illuminated or indirectly illuminated; or during business hours, may be directly illuminated.

(D) Signs on Awnings and Marquees. Sign copy may be located on permitted awnings or marquees in lieu of projecting signs. The area of such sign copy as defined in Section 602.1(c) shall not exceed 30 square feet. Such sign copy may be non-illuminated or indirectly illuminated; except that sign copy on marquees for movie theatres or places of entertainment may be directly illuminated during business hours.

(E) Freestanding Signs and Sign Towers. One freestanding sign or sign tower per lot shall be permitted in lieu of a projecting sign, if the building or buildings are recessed from the street property line. The existence of a freestanding business sign shall preclude the erection of a freestanding identifying sign on the same lot. The area of such freestanding sign or sign tower, as defined in Section 602.1(a), shall not exceed 20 square feet nor shall the height of the sign exceed 24 feet. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curb line, or 6 feet, whichever is less. Such signs may be non-illuminated or indirectly illuminated; or during business hours, may be directly illuminated.

4. NC-3, NC-S, Broadway Neighborhood Commercial Districts.

(A) Window Signs. The total area of all window signs, as defined in Section 602.1(a), shall not exceed one-third the area of the window on or in which the signs are located. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated.

(B) Wall Signs. The area of all wall signs shall not exceed 3 square feet per foot of street frontage occupied by the use measured along the wall to which the signs are attached, or 150 square feet, whichever is less. The height of any wall sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sill on the wall to which the sign is attached, whichever is lower. Such signs may be non-illuminated, indirectly, or directly illuminated.

- (C) Projecting Signs. The number of projecting signs shall not exceed one per business. The area of such sign, as defined in Section 602.1(a), shall not exceed 30 square feet. The height of the sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sill on the wall to which the sign is attached, whichever is lower. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curb line, or 6 feet, whichever is less. Such signs may be non-illuminated, indirectly, or directly illuminated.
- (D) Sign Copy on Awnings and Marquees. Sign copy may be located on permitted awnings or marquees in lieu of projecting signs. The area of such sign copy, as defined in Section 602.1(c), shall not exceed 40 square feet. Such sign copy may be non-illuminated or indirectly illuminated; except that sign copy on marquees for movie theatres or places of entertainment may be directly illuminated during business hours.
- (E) Freestanding Signs and Sign Towers. One freestanding sign or sign tower per lot shall be permitted in lieu of a projecting sign if the building or buildings are recessed from the street property line. The existence of a freestanding business sign shall preclude the erection of a freestanding identifying sign on the same lot. The area of such freestanding sign or sign tower, as defined in Section 602.1(a), shall not exceed 30 square feet nor shall the height of the sign exceed 24 feet. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curb line, or 6 feet, whichever is less. Such signs may be non-illuminated or indirectly illuminated, or during business hours, may be directly illuminated.
5. Special Standards for Automotive Gas and Service Stations. For automotive gas service stations in Neighborhood Commercial districts, only the following signs are permitted, subject to the standards in this Paragraph (d)(5) and to all other standards in this Section 607.1.
- (A) A maximum of two oil company signs, which shall not extend more than 10 feet above the roof line if attached to a building, or exceed the maximum height permitted for free standing signs in the same district if free standing. The area of any such sign shall not exceed 180 square feet, and along each street frontage, all parts of such a sign or signs that are within 10 feet of the street property line shall not exceed 80 square feet in area. No such sign shall project more than five feet beyond any street property line. The areas of other permanent and temporary signs as covered in sub-paragraph (B) below shall not be included in the calculation of the areas specified in this sub-paragraph.

- (B) Other permanent and temporary business signs, not to exceed 30 square feet in area for each such sign or a total of 180 square feet for all such signs on the premises. No such sign shall extend above the roof line if attached to a building, or in any case project beyond any street property line or building set-back line.
- (e) Special Sign Districts. Additional controls apply to certain Neighborhood Commercial districts that are designated as Special Sign Districts. The designations, locations, and boundaries of these Special Sign Districts are provided on Sectional Map SSD of the Zoning Map of the City and County of San Francisco, and are described within Sections 608.1 through 608.10. of this Code.
- (f) Special Districts for Sign Illumination. Signs in Neighborhood Commercial districts shall not have nor consist of any flashing, blinking, fluctuating or otherwise animated light except in the following special districts, all specifically designated as "Special Districts for Sign Illumination" on Sectional Map SSD of the Zoning Map of the City and County of San Francisco, and described in Section 607(e) of this Code.
1. Broadway Neighborhood Commercial District. Along the main commercial frontage of Broadway between Wayne and Osgood.
 2. NC-3. NC-3 district along Lombard Street from Van Ness Avenue to Broderick Street.
- (g) Other Sign Requirements. Within Neighborhood Commercial districts, the following additional requirements shall apply:
1. Public Areas. No sign shall be placed upon any public street, alley, or public plaza, or in any portion of a transit system, except such signs, structures, and features as are specifically approved by the appropriate public authorities under applicable laws and regulations not inconsistent with this Code and under such conditions as may be imposed by such authorities.
 2. Temporary Signs. Temporary signs such as sale or lease signs as defined in Section 602.17 and regulated in Sections 606(b)3 and 608.8(f)2, and construction signs as regulated in Section 606(b)4 are permitted in Neighborhood Commercial districts.
 3. Maintenance. Every sign pertaining to an active establishment shall be adequately maintained in its appearance, or else removed or obscured. When the space occupied by any establishment has been vacated, all signs pertaining to such establishment shall be removed within 180 days following the date of vacation.

[Section 608 is unchanged.]

SEC. 608.1

Near R Districts. No general advertising sign, and no other sign exceeding 100 square feet in area, shall be located in an NC, C or M district within 100 feet of any R district in such a manner as to be primarily viewed from residentially-zoned property or from any street or alley within an R district; any sign of which the face is located parallel to a street property line and lies for its entire width opposite an NC, C or M district shall be deemed prima facie not to be primarily so viewed. No sign of any size within 100 feet of any R district shall project beyond the street property line or building set-back line of any street or alley leading off the main commercial frontage into the R district.

[Sections 608.2 through 609.12 are unchanged.]



PLANNING CODE MAP AMENDMENTS

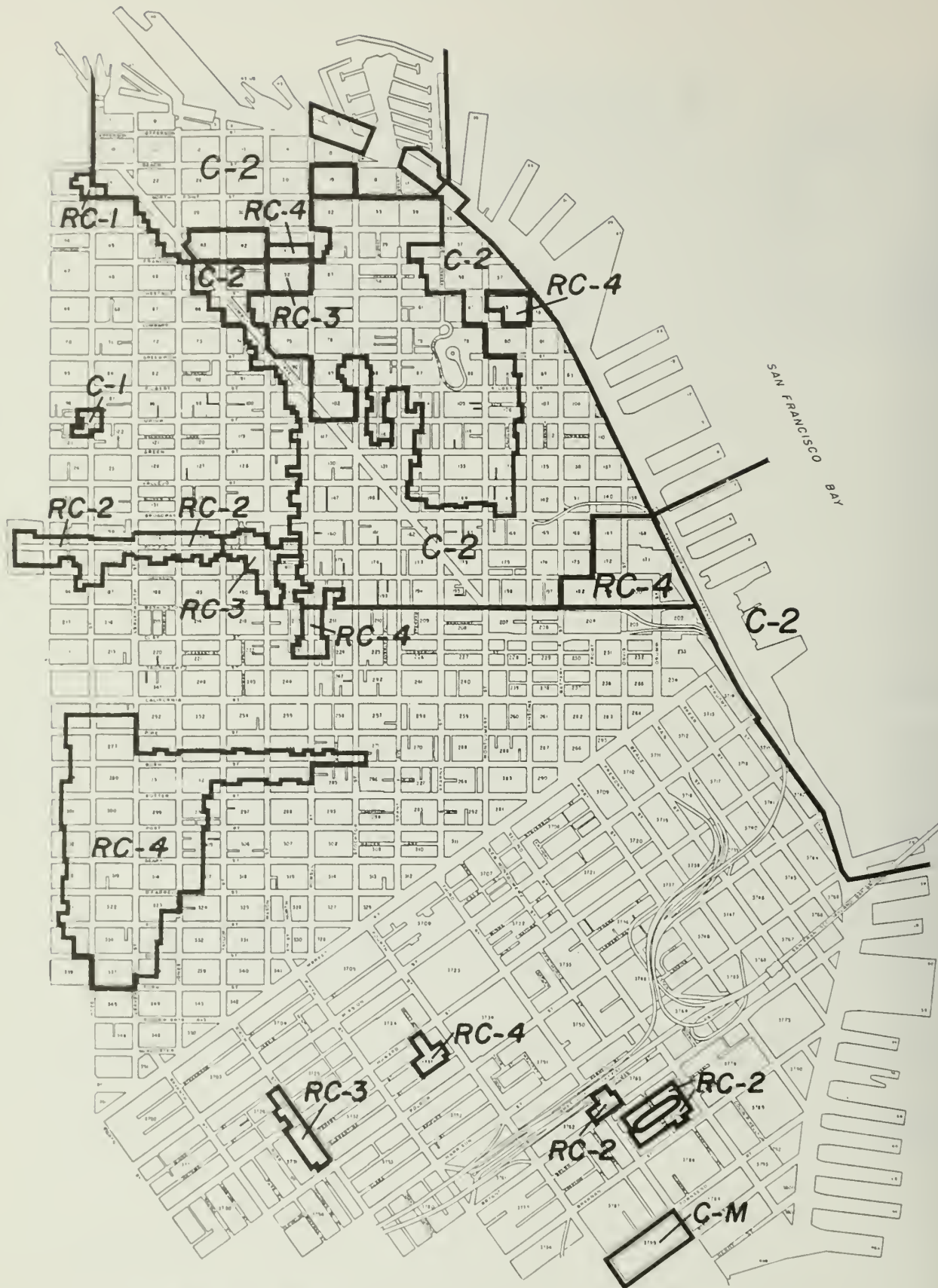
INTRODUCTION

This chapter presents zoning map amendments proposed to establish four new general area neighborhood commercial use districts, fifteen new individual area neighborhood commercial use districts, including minor amendments to abutting residential use districts, to amend or delete certain Special Use and Special Sign District boundaries, and to establish a new 65-A-1 height and bulk district in the North Beach and Broadway Neighborhood Commercial districts.

Detailed maps showing block and lot changes are included for the fifteen individual area use districts and the North Beach and Broadway 65-A-1 height and bulk district. Similarly detailed maps for all affected districts are on file at the Department of City Planning, 450 McAllister Street, Room 405, 558-2104.

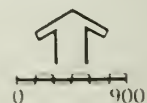
Existing zoning use district boundaries are also presented for all areas to be maintained as C-2, RC-2, RC-3, RC-4, and CM.

An index of all proposed district changes presented alphabetically by street name follows this chapter.



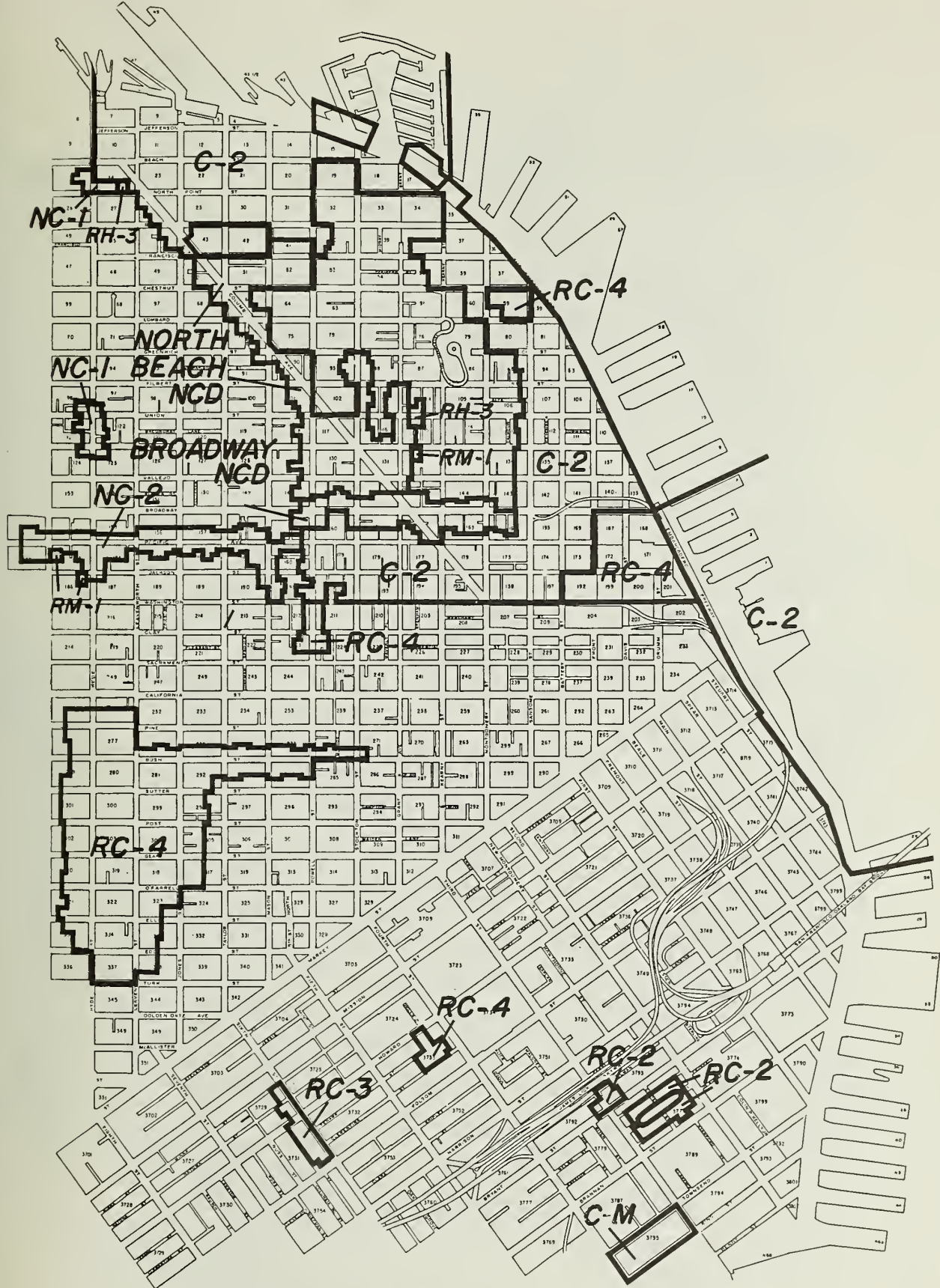
EXISTING ZONING
(Schematic Boundary Only)

Map 4



C-1 C-2 C-M
Commercial Districts
RC-1 RC-2 RC-3 RC-4
Residential-Commercial Combined Districts

NCRS



PROPOSED ZONING (Schematic Boundary Only)

NC-1 NC-2 NC-3 NC-S NCD
Neighborhood Commercial Districts

C-2 C-M
Commercial Districts

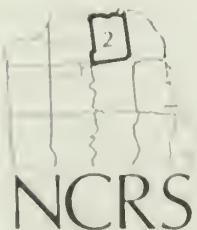
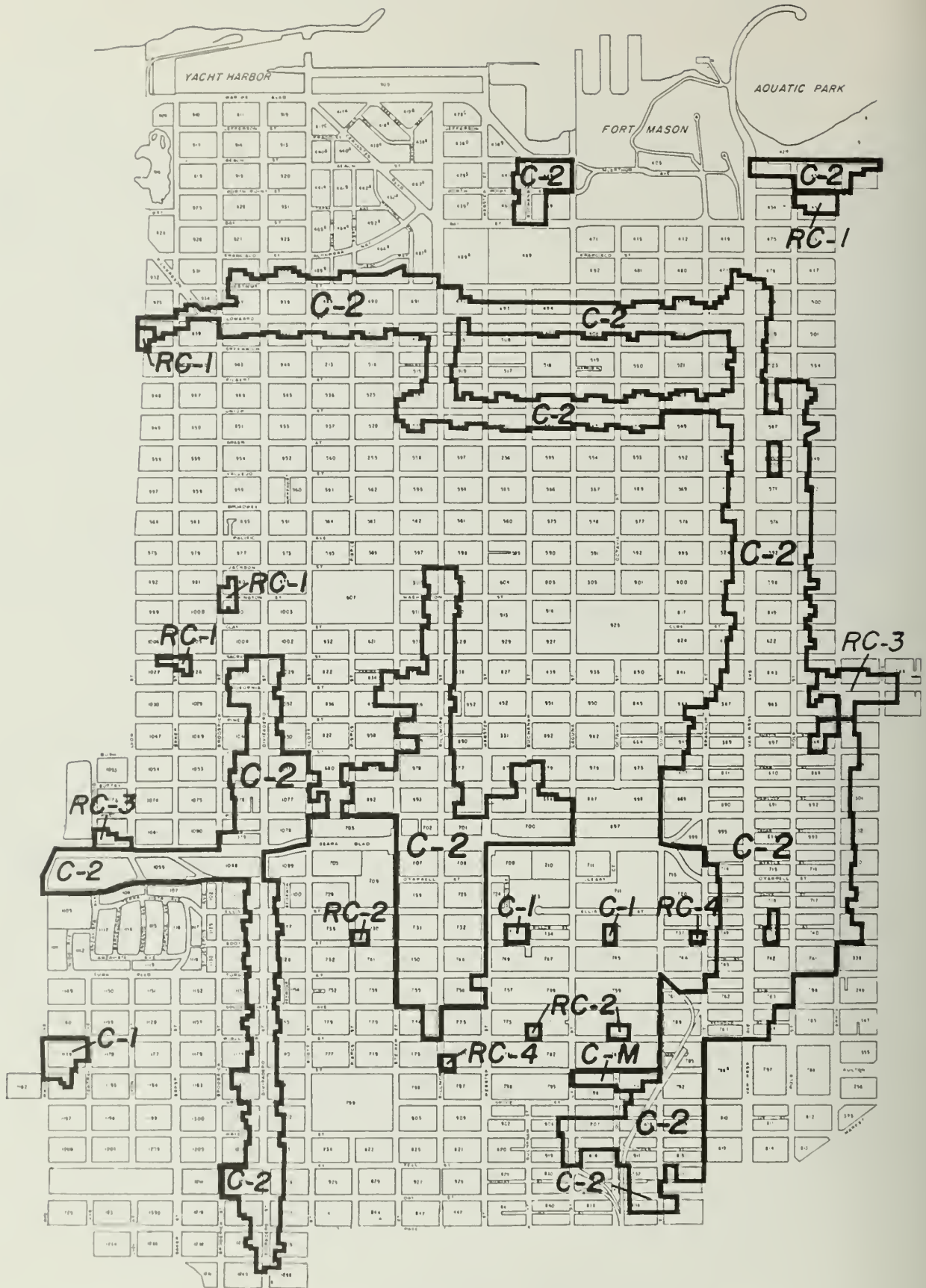
RC-3 RC-4
Residential-Commercial Districts

RH-1 RH-2 RH-3 RM-1 RM-2 RM-3
Residential Districts

Map 5



Exhibit 1

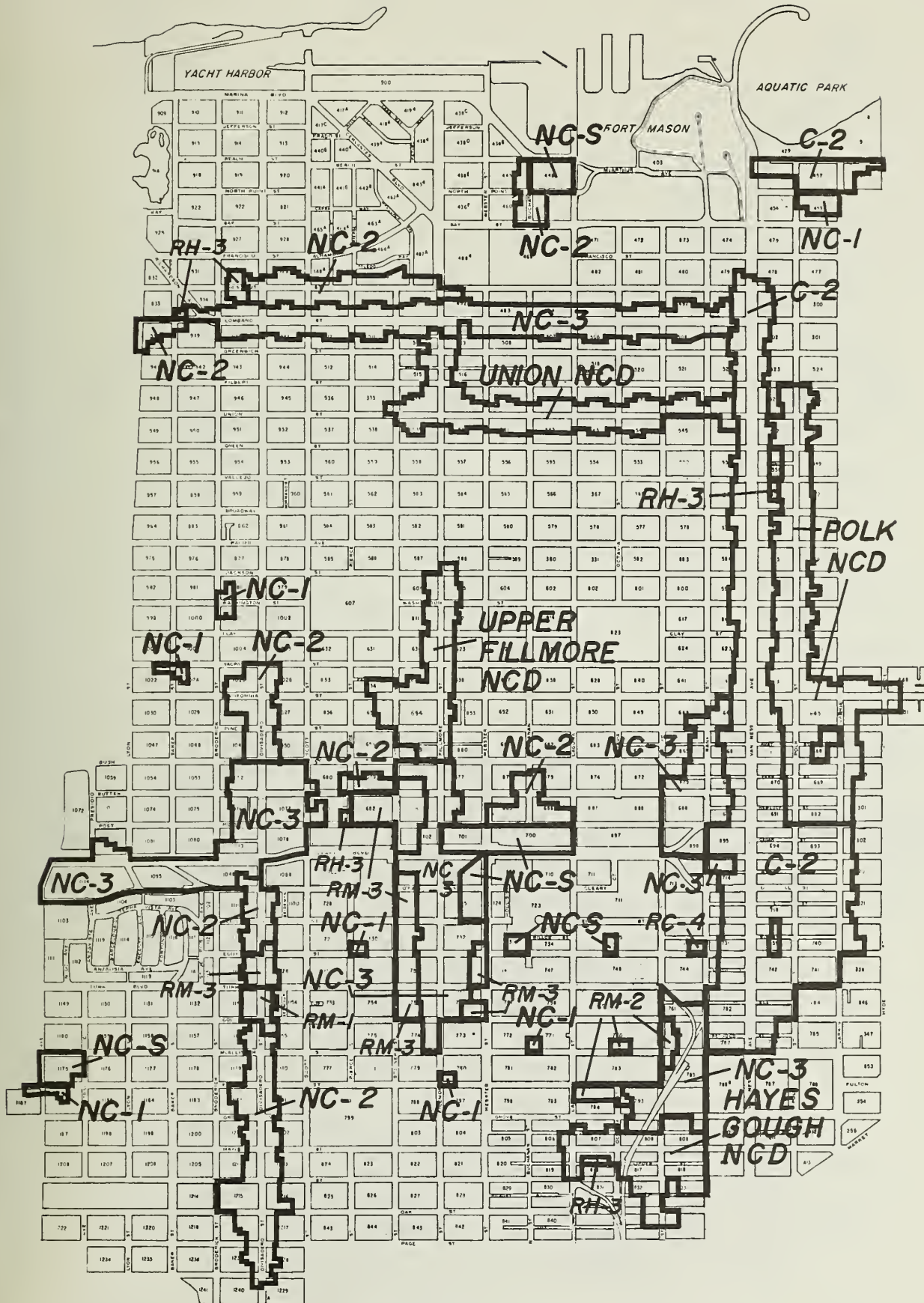


EXISTING ZONING (Schematic Boundary Only)

Map 6



C-1 C-2 C-M
Commercial Districts
RC-1 RC-2 RC-3 RC-4
Residential-Commercial Combined Districts



PROPOSED ZONING (Schematic Boundary Only)

NC-1 NC-2 NC-3 NC-S NCD
Neighborhood Commercial Districts
C-2 C-M
Commercial Districts
RC-3 RC-4
Residential-Commercial Districts
RH-1 RH-2 RH-3 RM-1 RM-2 RM-3
Residential Districts

Map 7

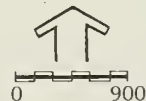
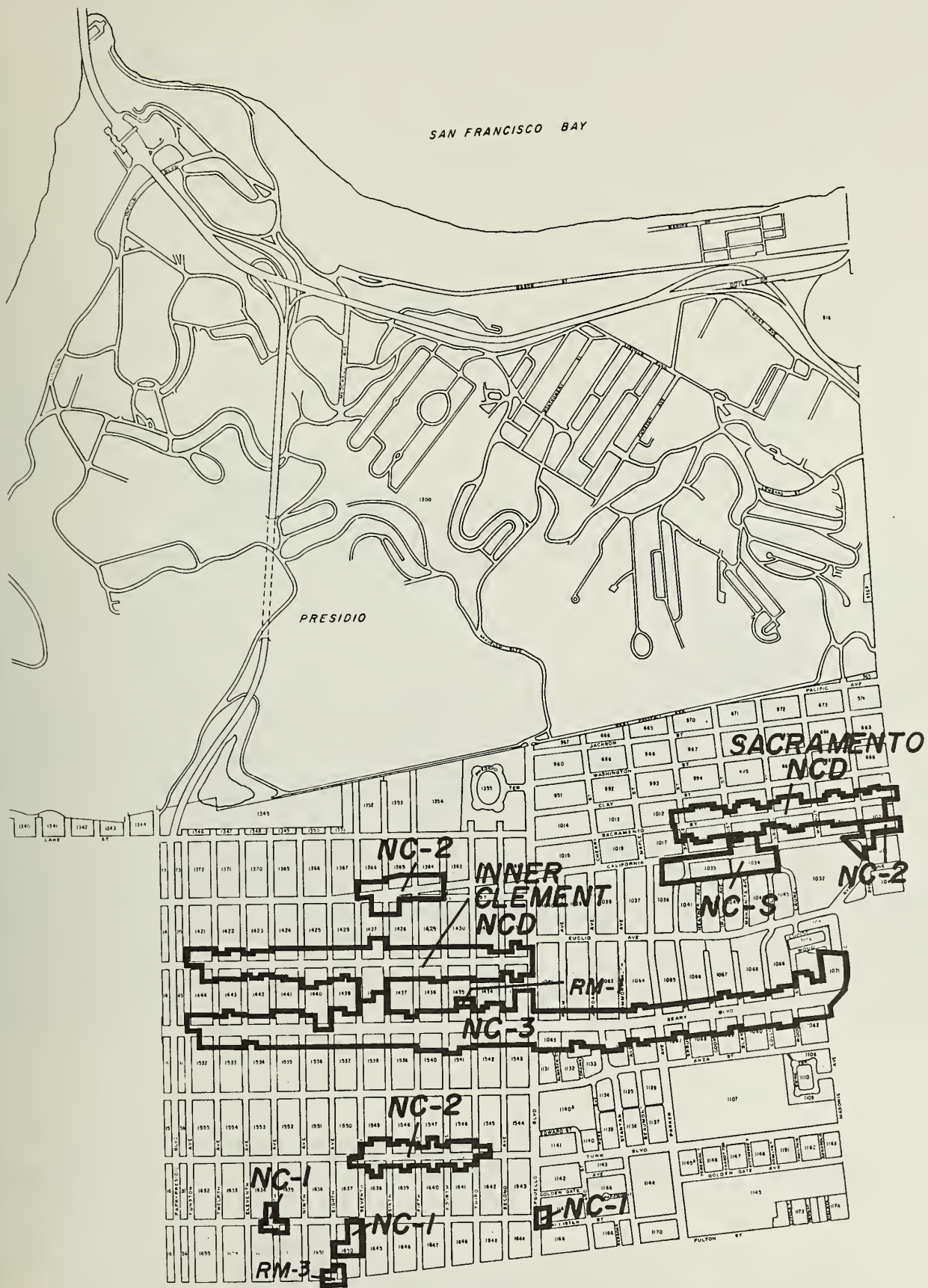


Exhibit 2



PROPOSED ZONING
(Schematic Boundary Only)

NC-1 NC-2 NC-3 NC-S NCD
Neighborhood Commercial Districts
C-2 C-M
Commercial Districts
RC-3 RC-4
Residential-Commercial Districts
RH-1 RH-2 RH-3 RM-1 RM-2 RM-3
Residential Districts



Map 9

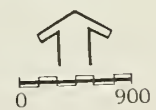
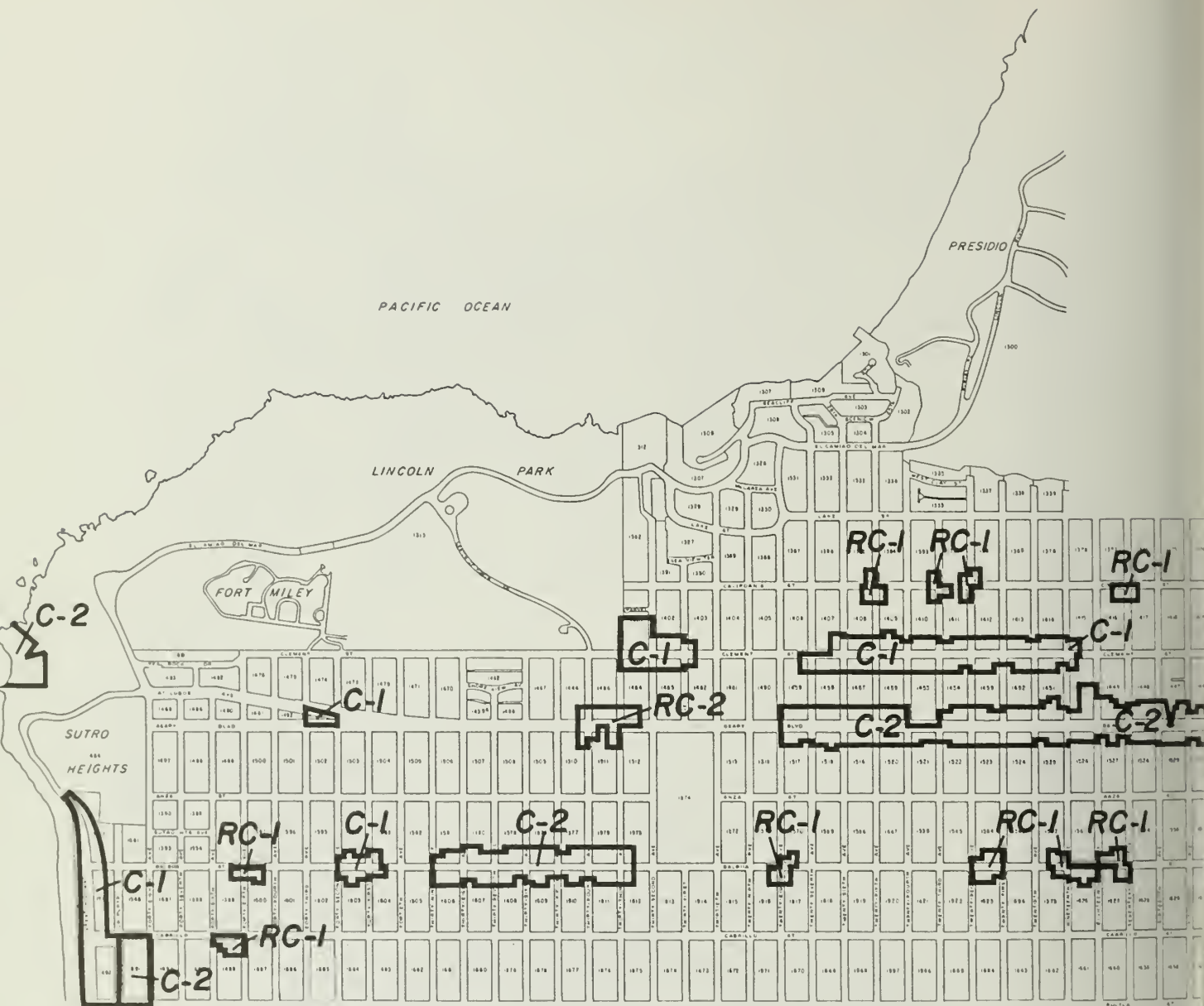


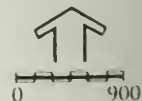
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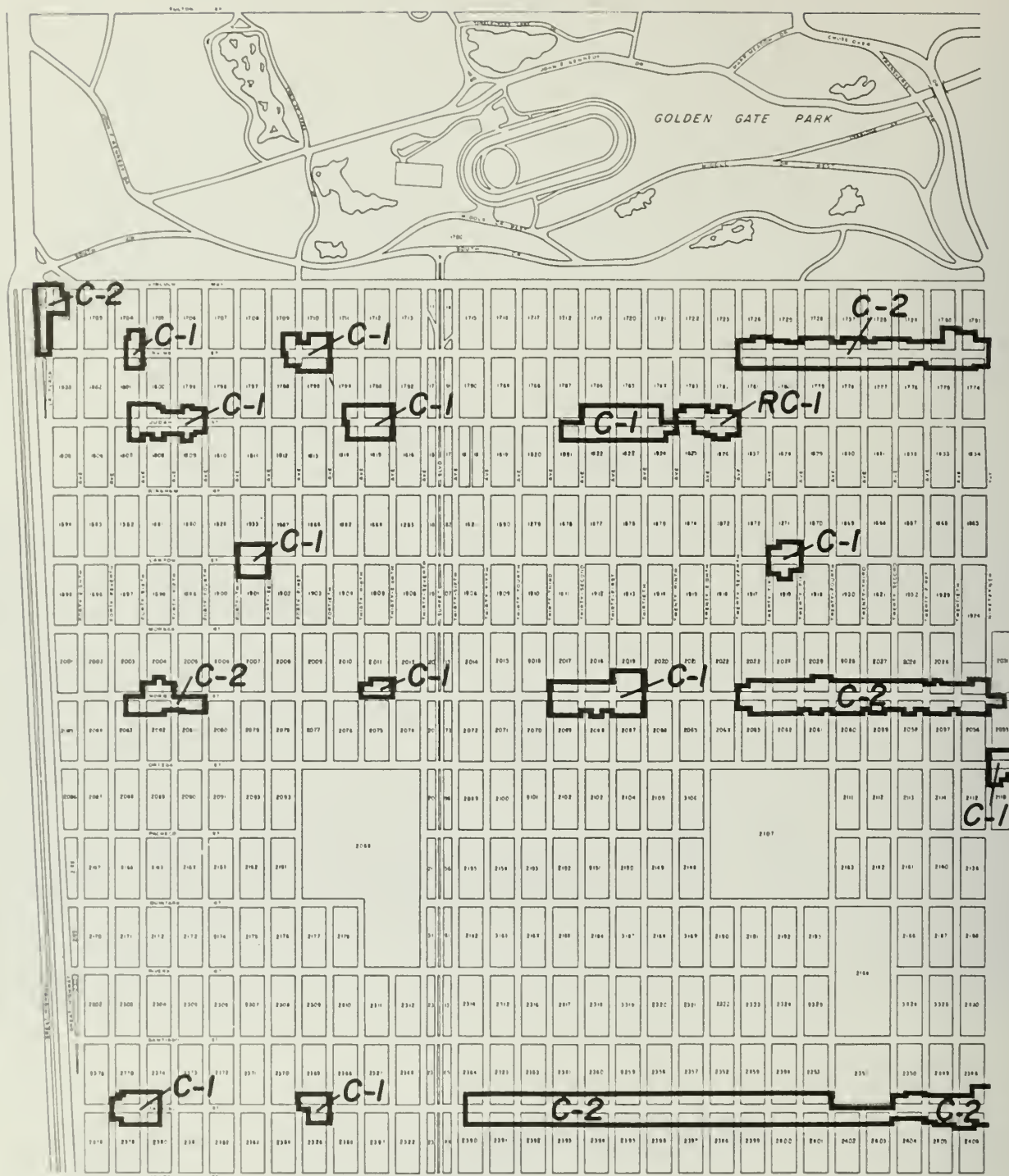


EXISTING ZONING (Schematic Boundary Only)

C-1 C-2 C-M
Commercial Districts
RC-1 RC-2 RC-3 RC-4
Residential-Commercial Combined Districts

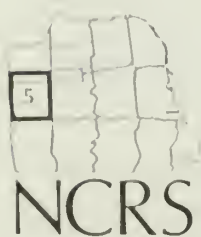
Map 10



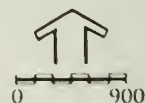


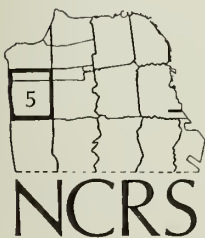
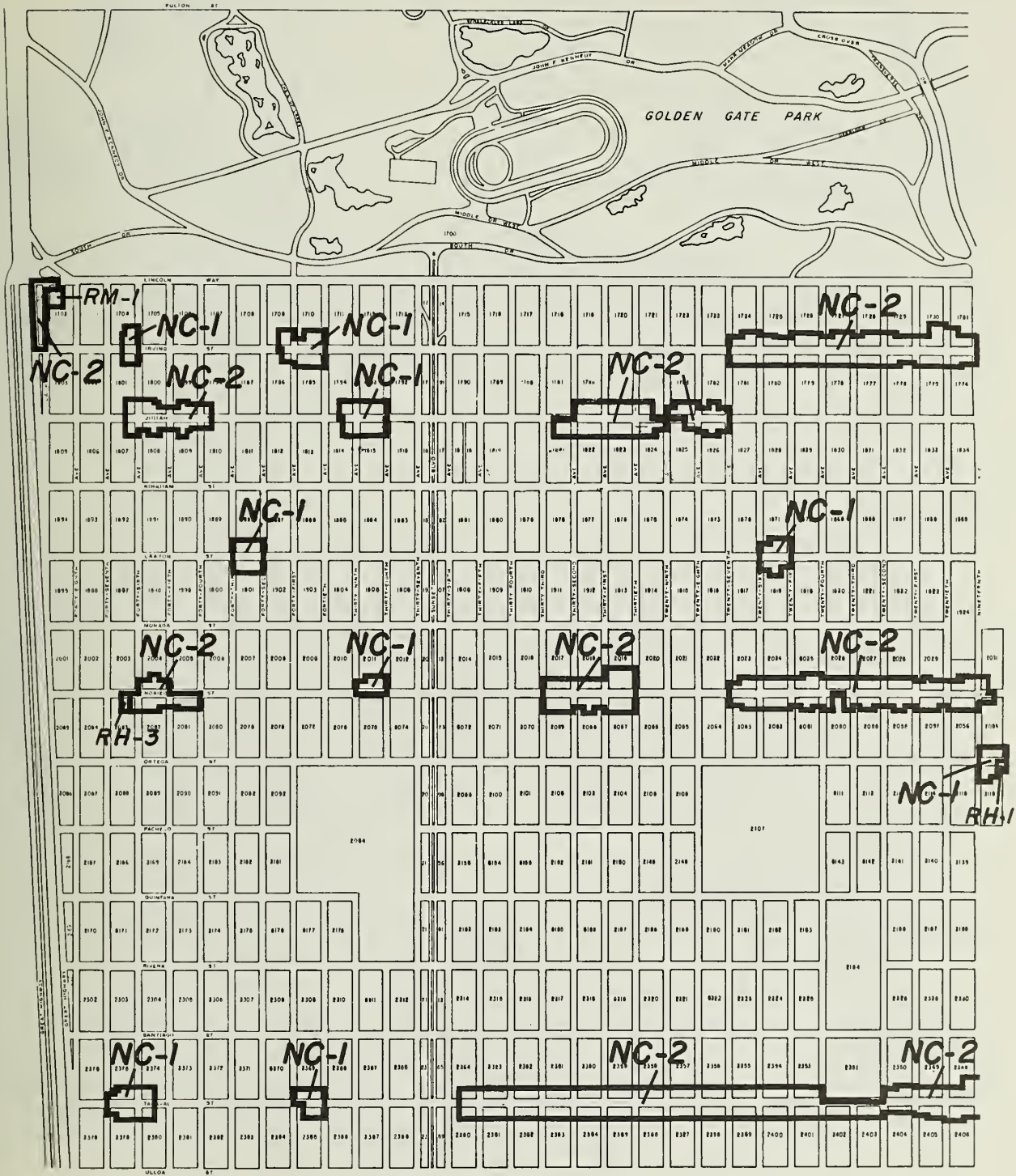
EXISTING ZONING (Schematic Boundary Only)

Map 12



C-1 C-2 C-M
Commercial Districts
RC-1 RC-2 RC-3 RC-4
Residential-Commercial Combined Districts





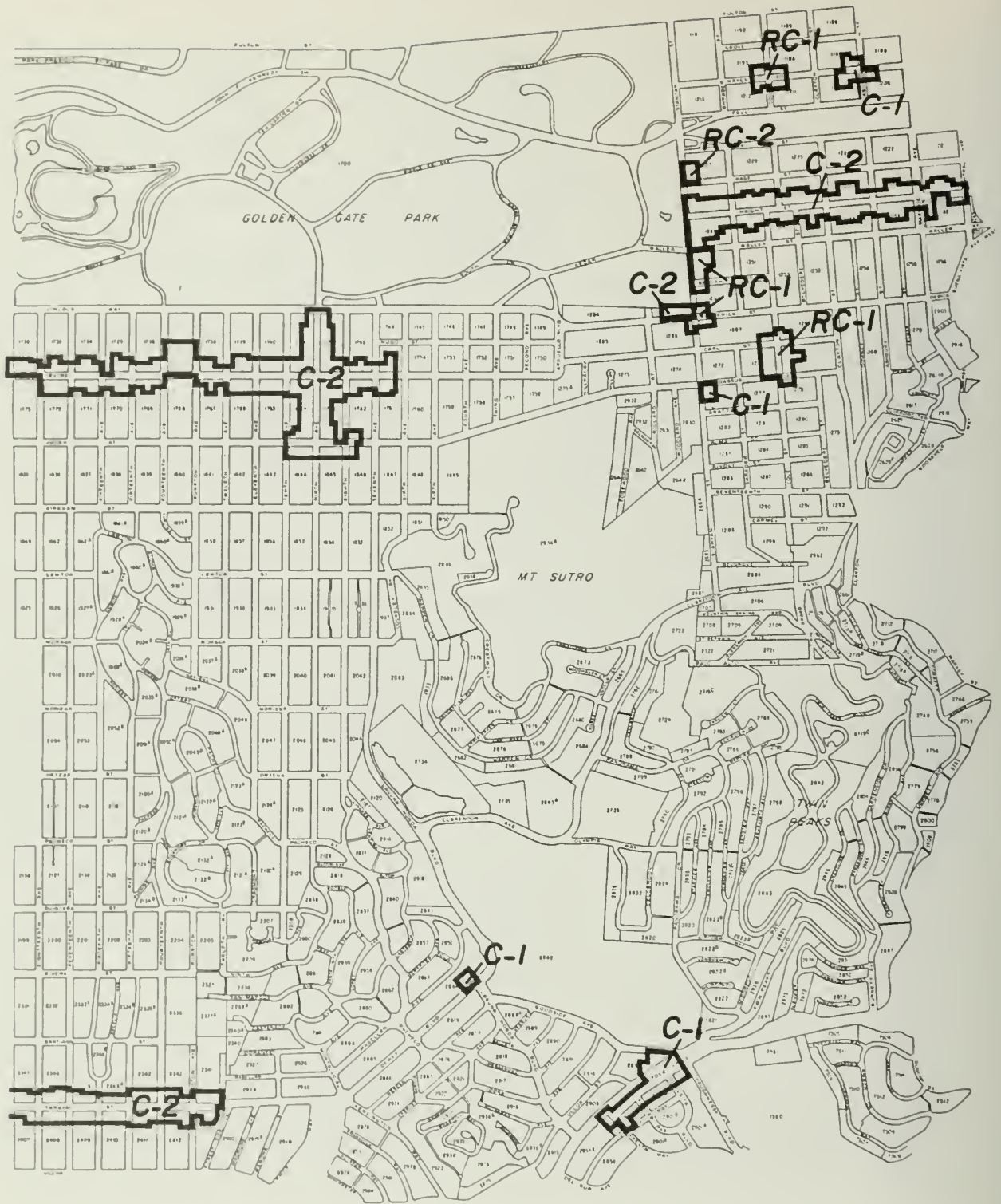
PROPOSED ZONING (Schematic Boundary Only)

NC-1 NC-2 NC-3 NC-S NCD
Neighborhood Commercial Districts
C-2 C-M
Commercial Districts
RC-3 RC-4
Residential-Commercial Districts
RH-1 RH-2 RH-3 RM-1 RM-2 RM-3
Residential Districts

Map 13



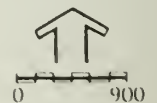
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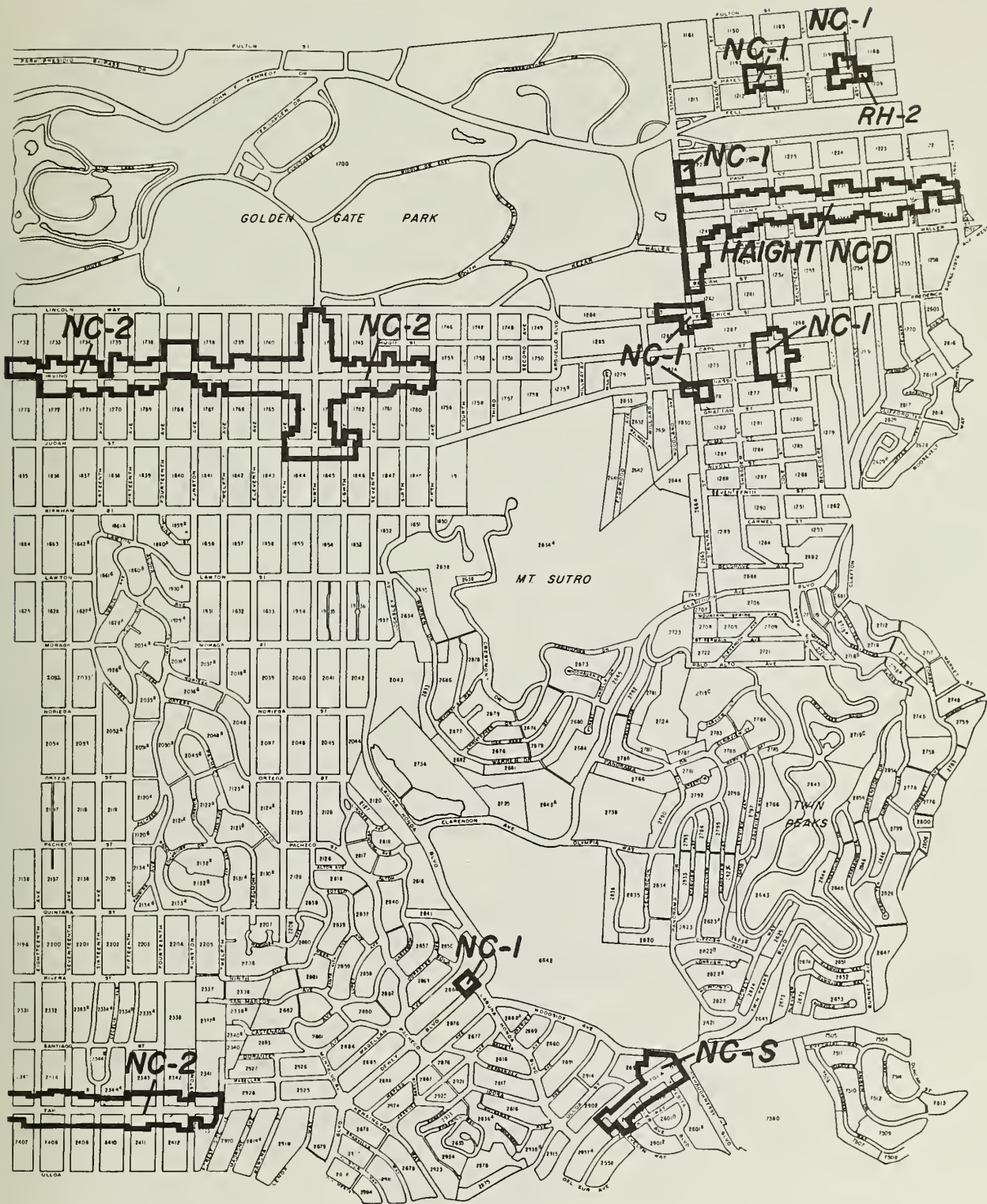


EXISTING ZONING (Schematic Boundary Only)

Map 14

C-1 C-2 C-M
Commercial Districts
RC-1 RC-2 RC-3 RC-4
Residential-Commercial Combined Districts





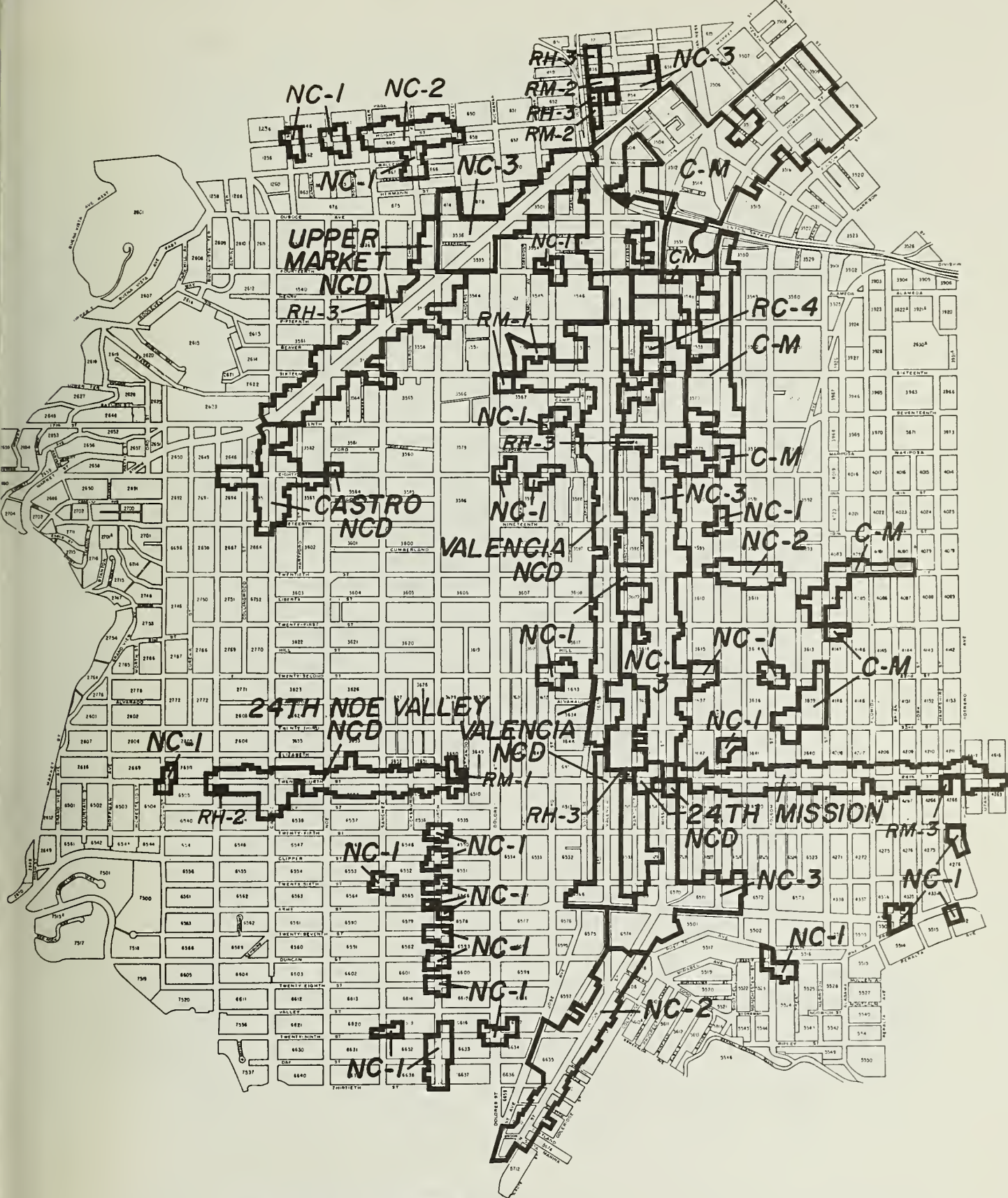
PROPOSED ZONING (Schematic Boundary Only)

NC-1 NC-2 NC-3 NC-S NCD
Neighborhood Commercial Districts
C-2 C-M
Commercial Districts
RC-3 RC-4
Residential-Commercial Districts
RH-1 RH-2 RH-3 RM-1 RM-2 RM-3
Residential Districts

Map 15



Exhibit 6



PROPOSED ZONING
(Schematic Boundary Only)

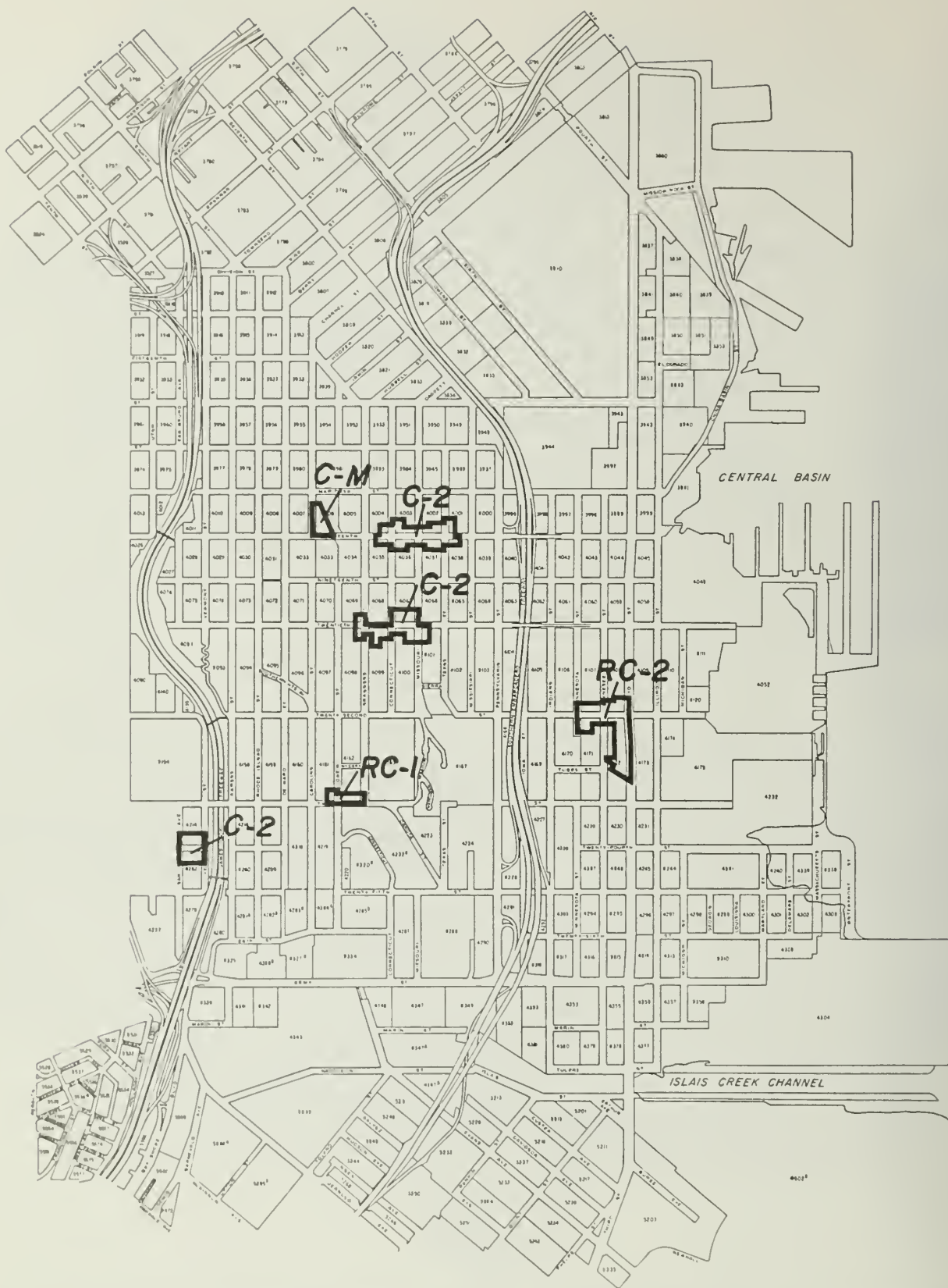
NC-1 NC-2 NC-3 NC-S NCD
Neighborhood Commercial Districts
C-2 C-M
Commercial Districts
RC-3 RC-4
Residential-Commercial Districts
RH-1 RH-2 RH-3 RM-1 RM-2 RM-3
Residential Districts

Map 17



Exhibit 7

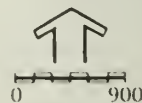


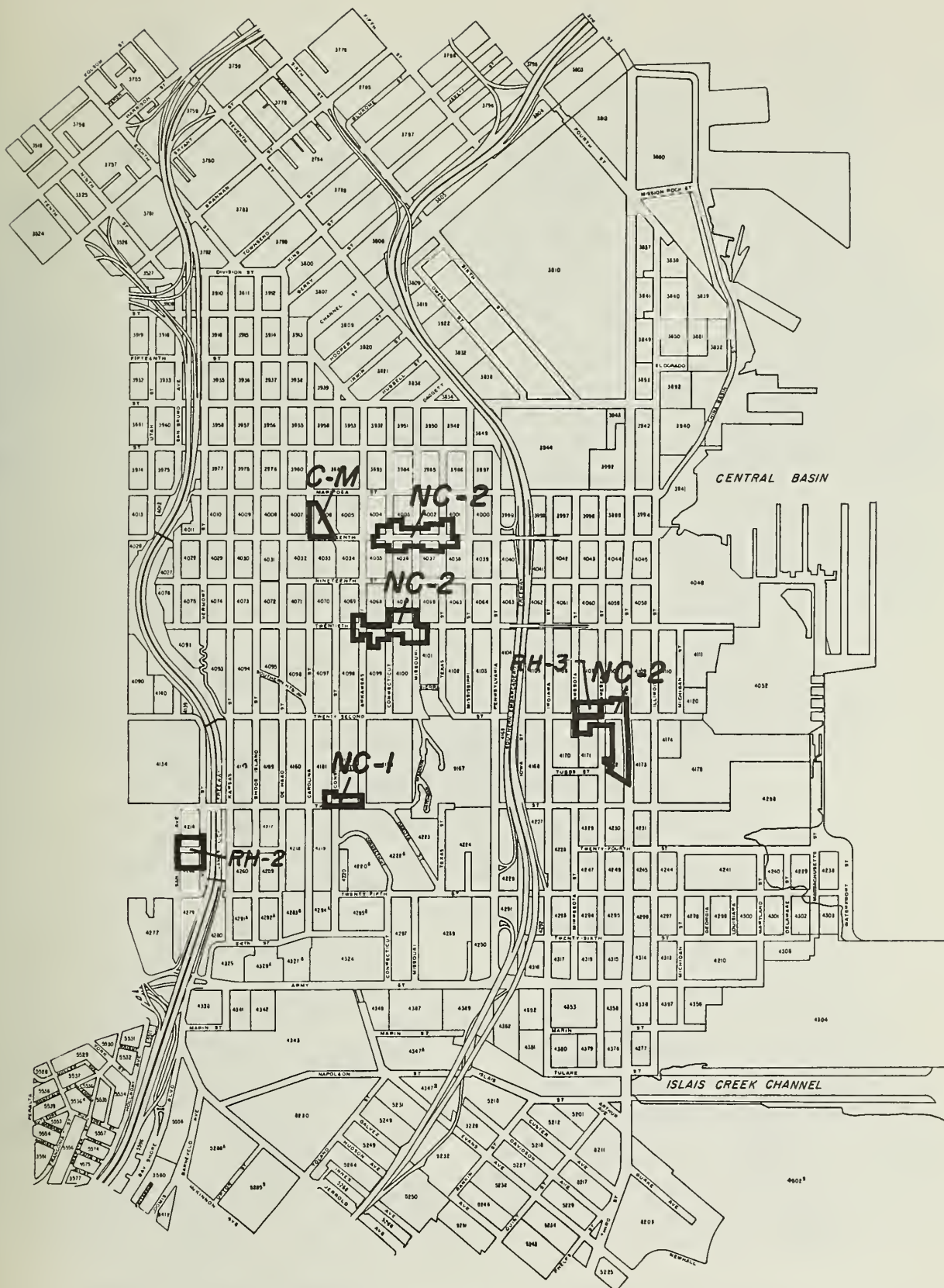


EXISTING ZONING (Schematic Boundary Only)

C-1 C-2 C-M
Commercial Districts
RC-1 RC-2 RC-3 RC-4
Residential-Commercial Combined Districts

Map 18





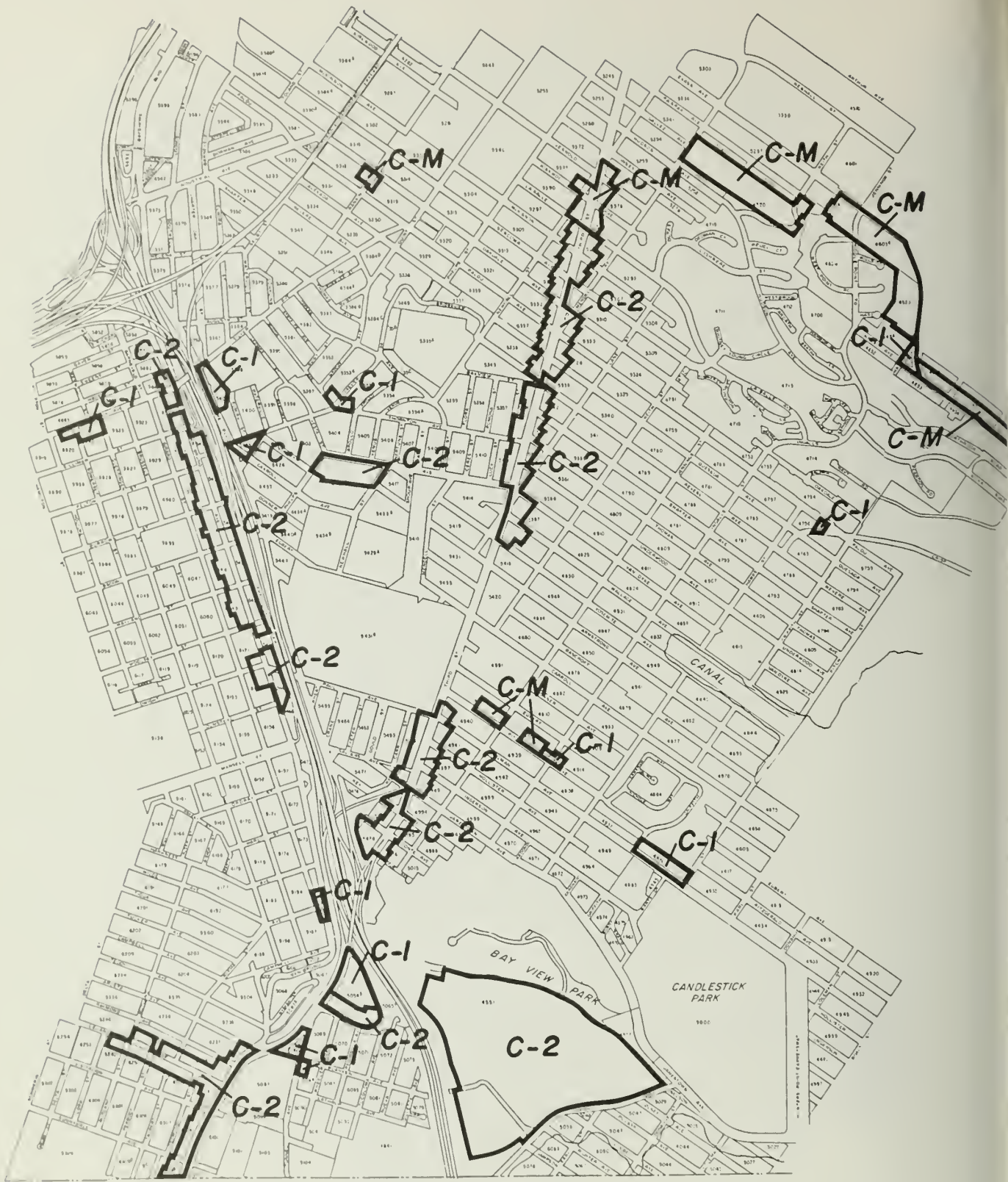
PROPOSED ZONING (Schematic Boundary Only)

- NC-1 NC-2 NC-3 NC-S NCD
Neighborhood Commercial Districts
- C-2 C-M
Commercial Districts
- RC-3 RC-4
Residential-Commercial Districts
- RH-1 RH-2 RH-3 RM-1 RM-2 RM-3
Residential Districts

Map 19

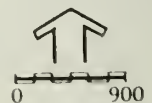


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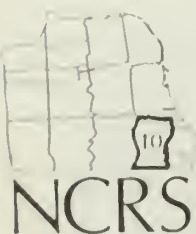


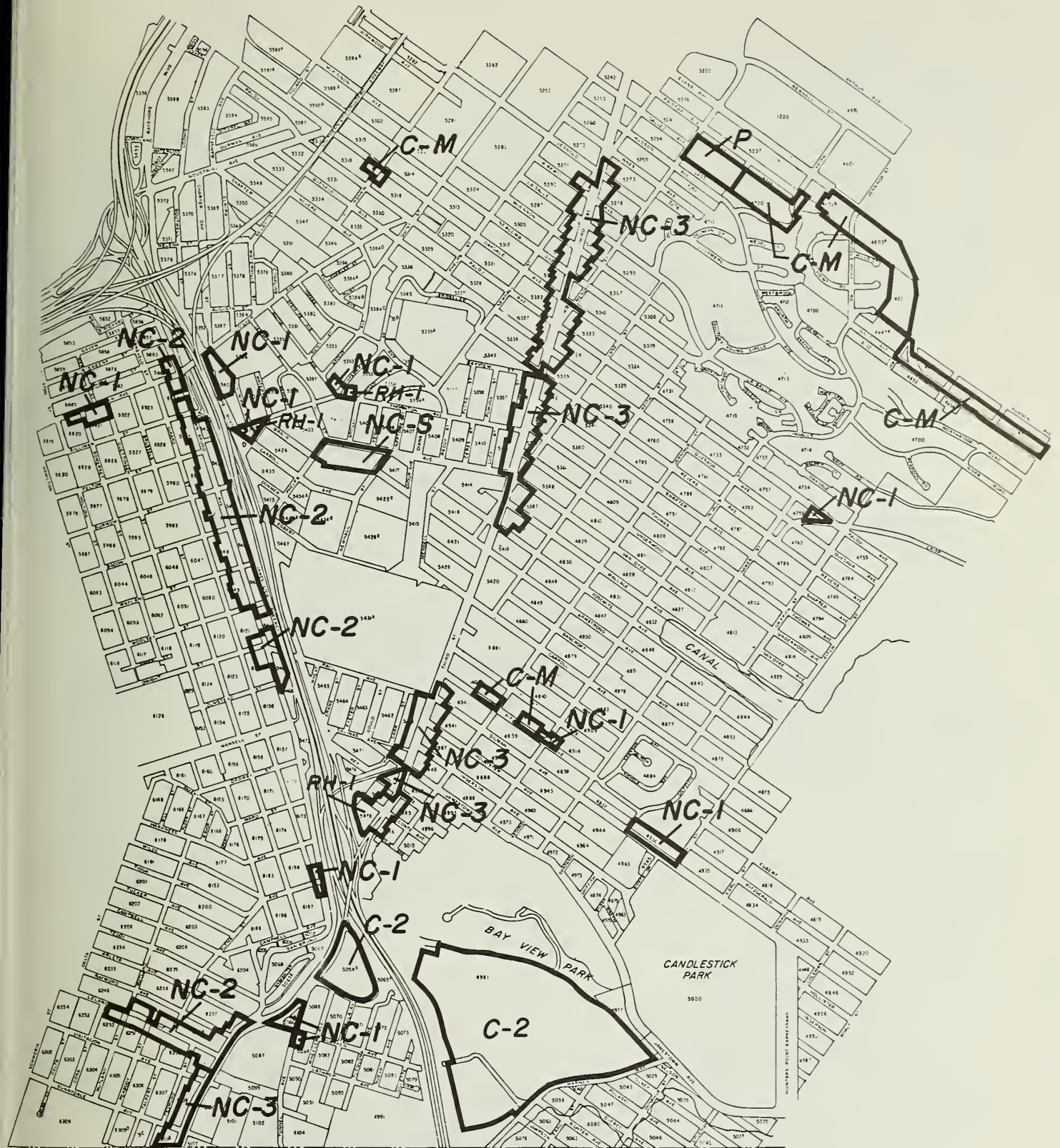
EXISTING ZONING (Schematic Boundary Only)

Map 20



C-1 C-2 C-M
Commercial Districts
RC-1 RC-2 RC-3 RC-4
Residential-Commercial Combined Districts





PROPOSED ZONING (Schematic Boundary Only)

NC-1 NC-2 NC-3 NC-S NCD
Neighborhood Commercial Districts

C-2 C-M
Commercial Districts

RC-3 RC-4
Residential-Commercial Districts

RH-1 RH-2 RH-3 RM-1 RM-2 RM-3 P
Residential Districts

Map 21

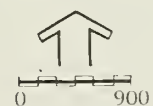
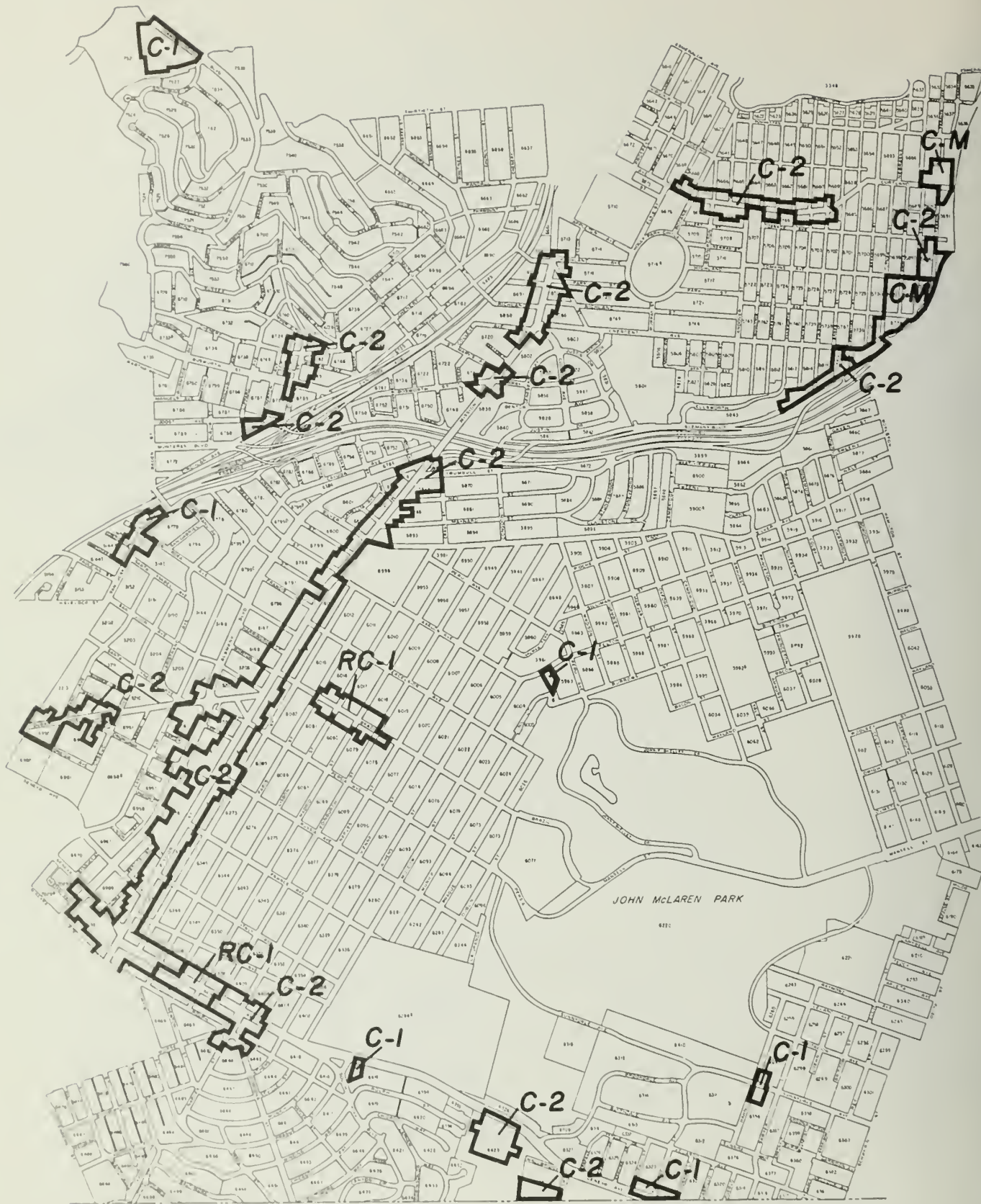


Exhibit 9

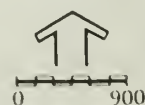


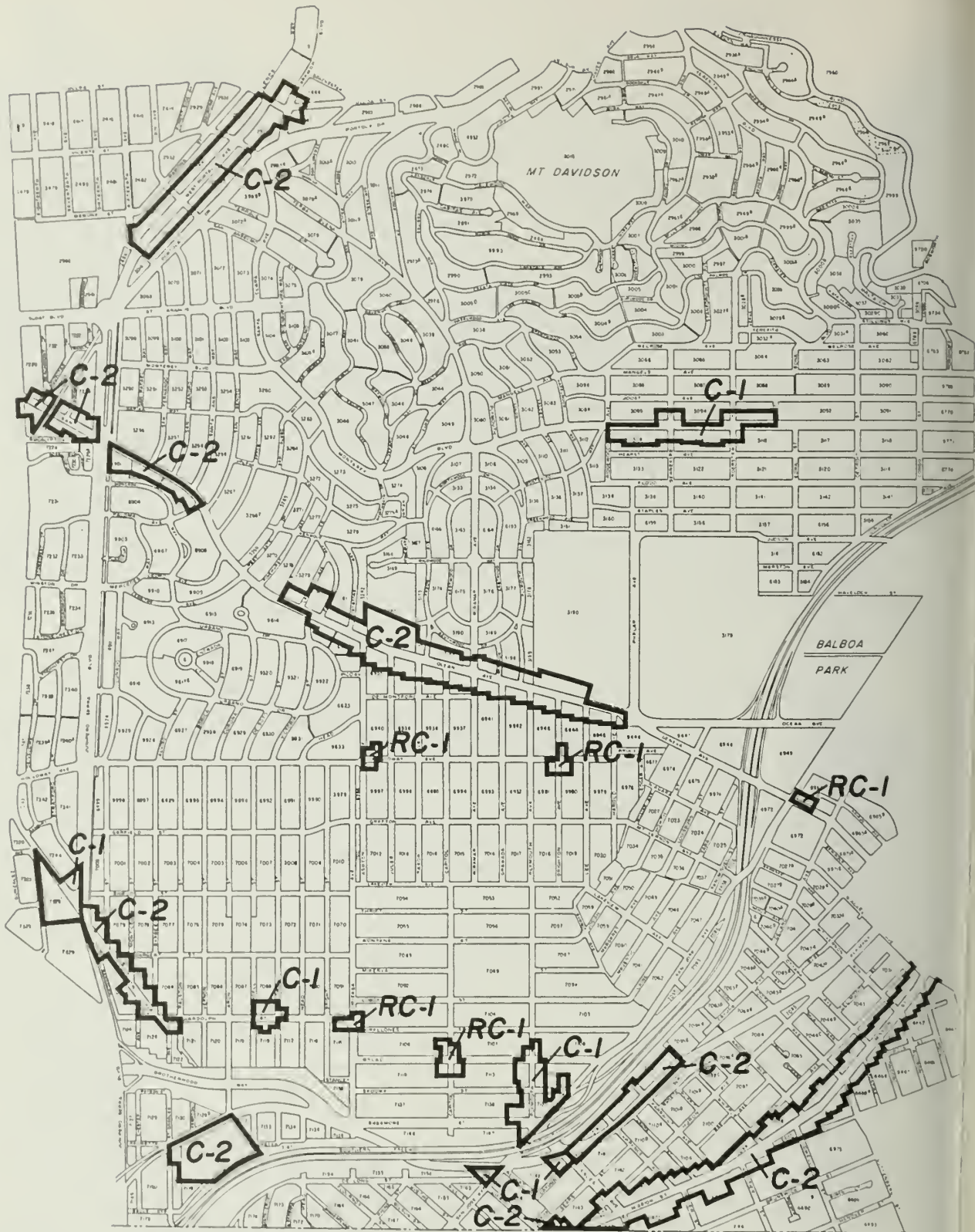
EXISTING ZONING
(Schematic Boundary Only)

Map 22



C-1 C-2 C-M
Commercial Districts
RC-1 RC-2 RC-3 RC-4
Residential-Commercial Combined Districts



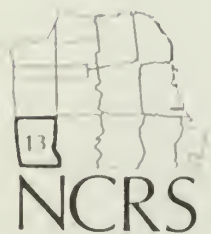
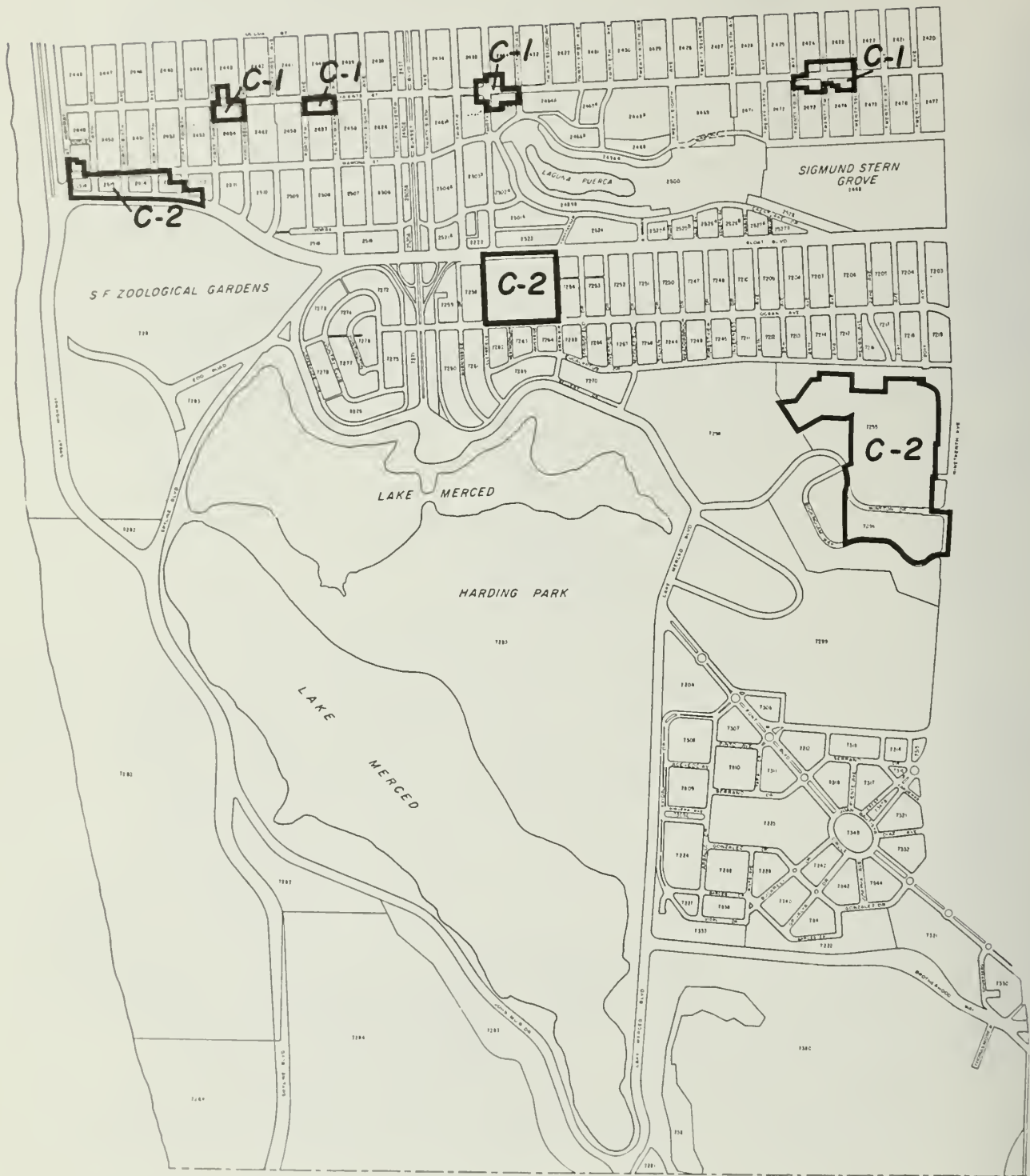


EXISTING ZONING (Schematic Boundary Only)

C-1 C-2 C-M
Commercial Districts
RC-1 RC-2 RC-3 RC-4
Residential-Commercial Combined Districts

Map 24



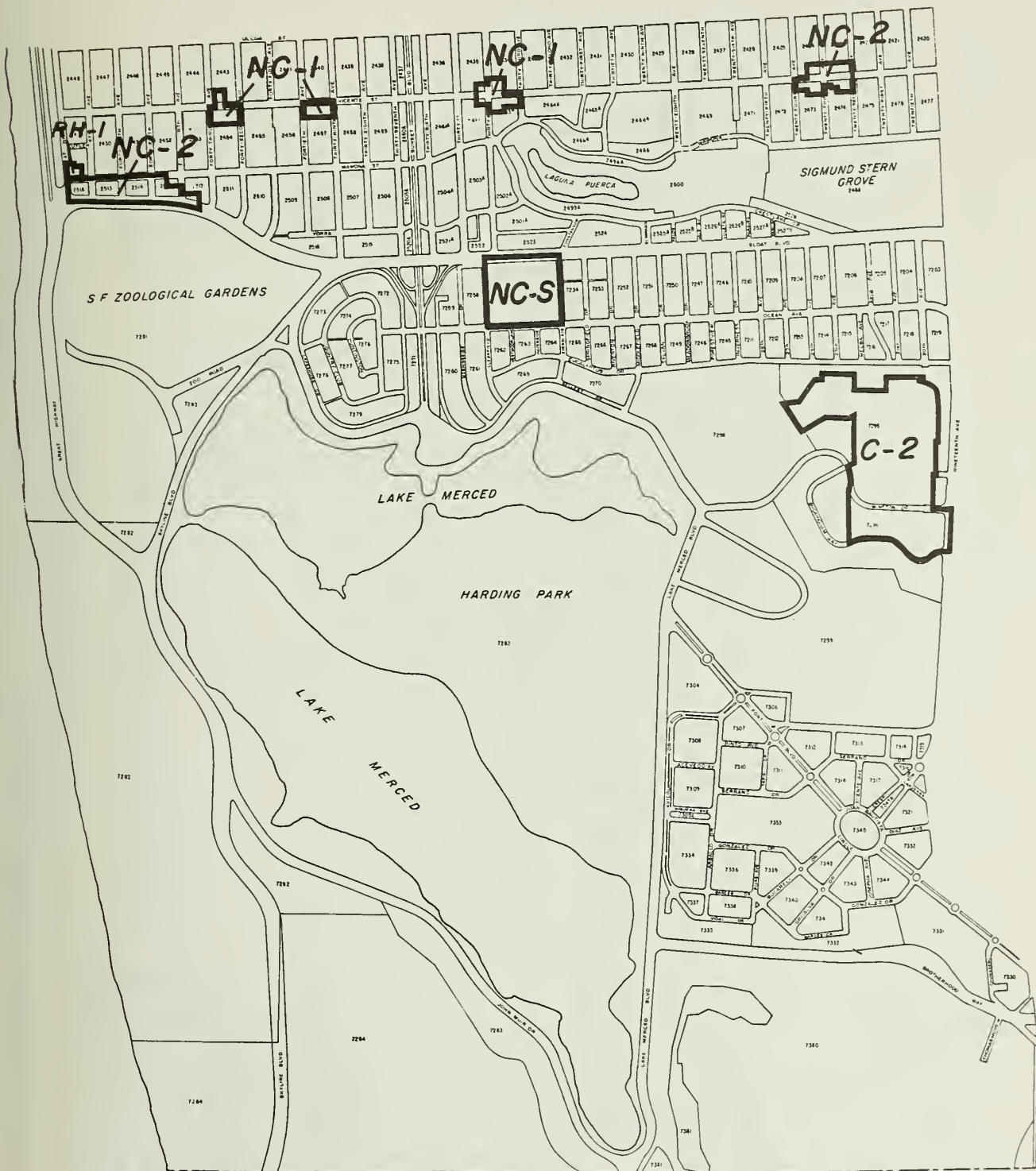


EXISTING ZONING (Schematic Boundary Only)

C-1 C-2 C-M
Commercial Districts
RC-1 RC-2 RC-3 RC-4
Residential-Commercial Combined Districts

Map 26





PROPOSED ZONING (Schematic Boundary Only)

NC-1 NC-2 NC-3 NC-S NCD
Neighborhood Commercial Districts
C-2 C-M
Commercial Districts
RC-3 RC-4
Residential-Commercial Districts
RH-1 RH-2 RH-3 RM-1 RM-2 RM-3
Residential Districts

Map 27

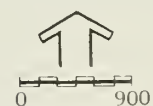
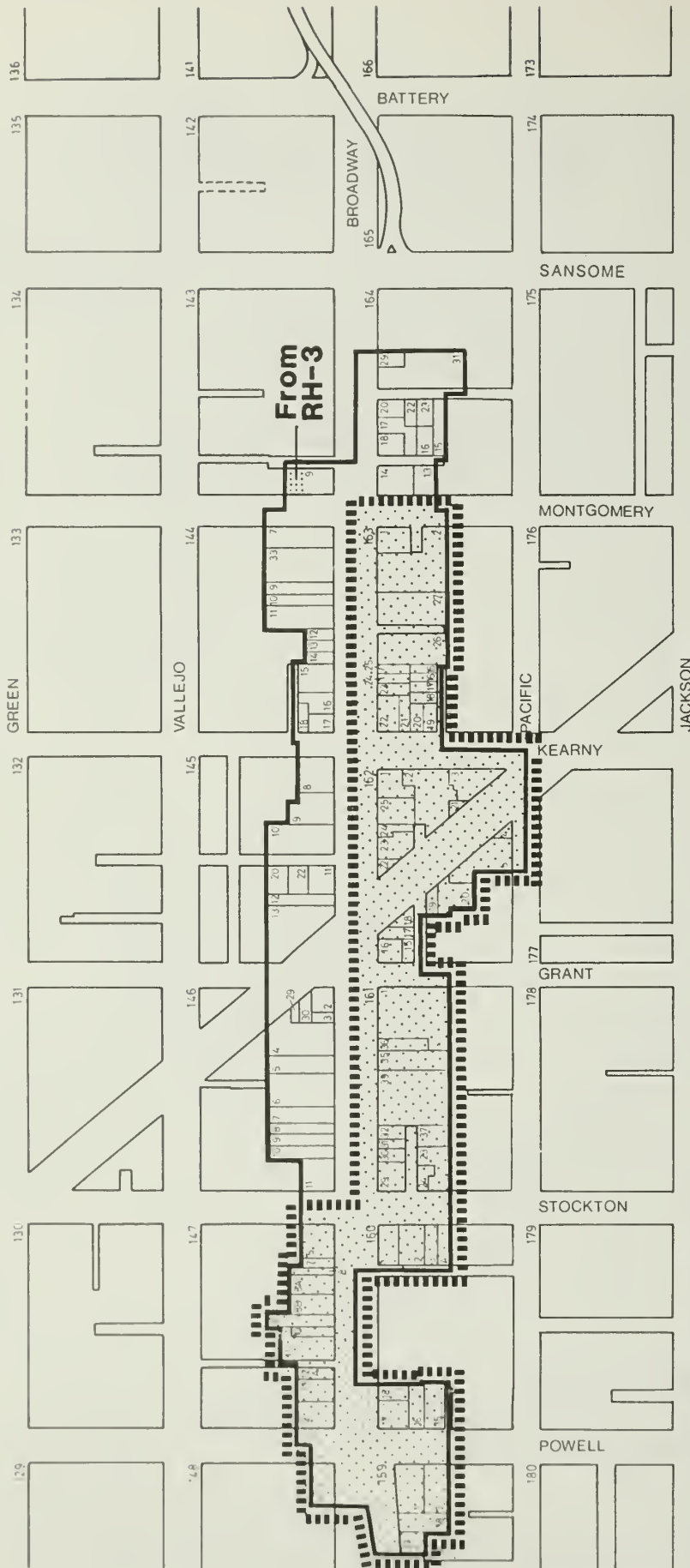


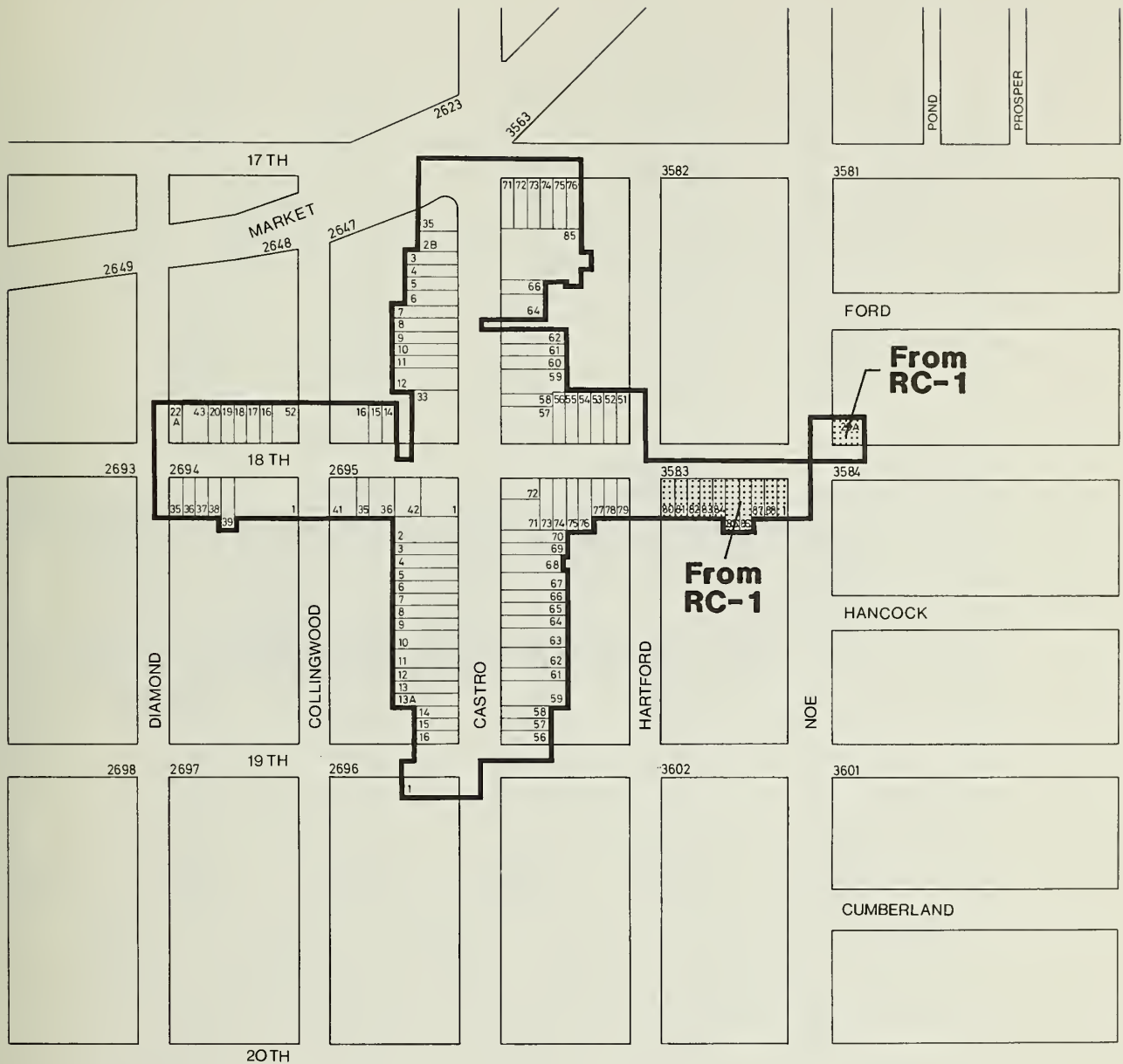
Exhibit 12



Map 28



Exhibit 13



CASTRO **PROPOSED ZONING**

Map 29

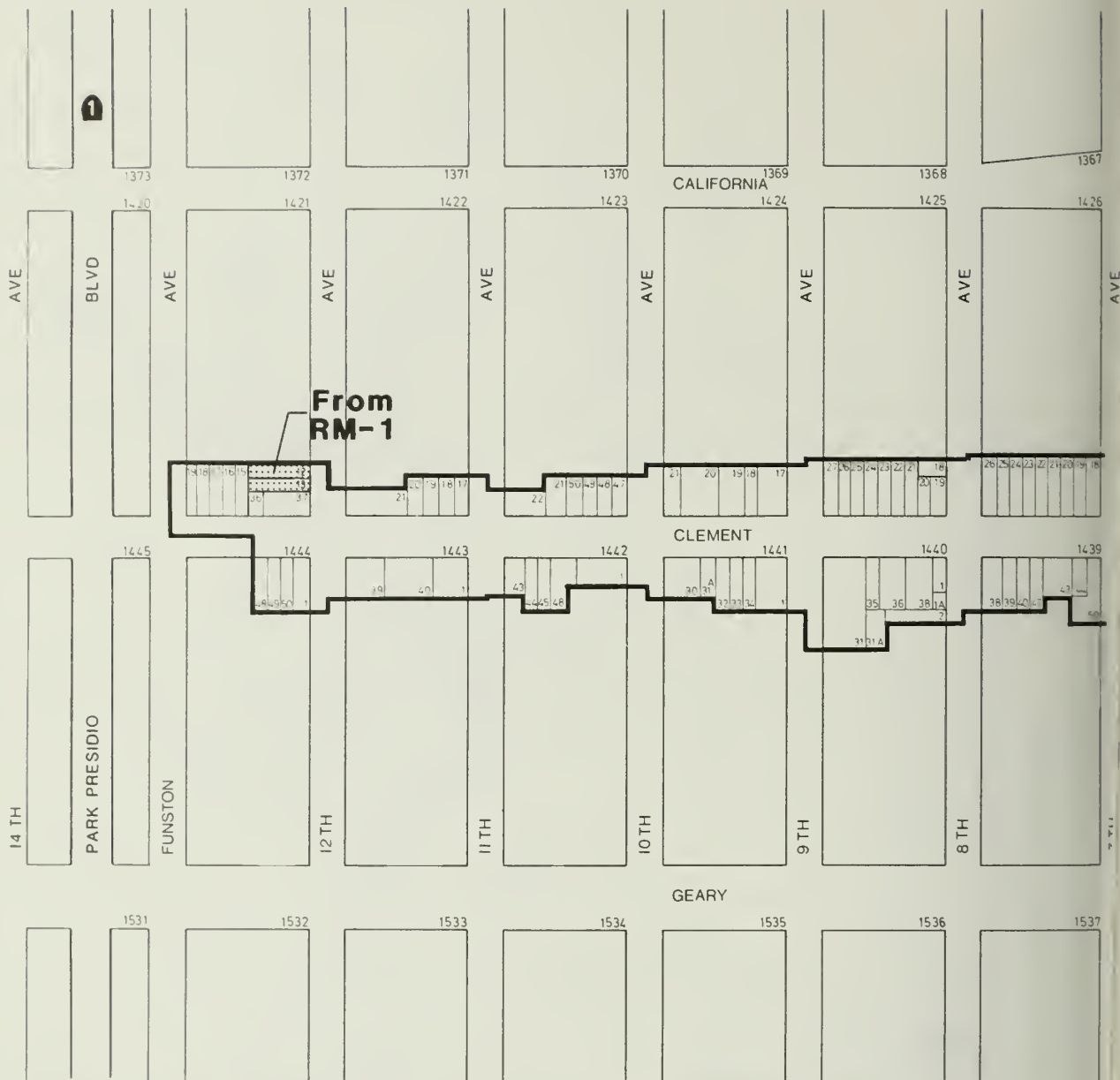
— NCD BOUNDARY

**••••• ADDITIONS TO BOTH NCD & UPPER
 MARKET SPECIAL SIGN DISTRICT**

**Except as noted, EXISTING ZONING is C-2
 with UPPER MARKET SPECIAL SIGN DISTRICT**



Exhibit 14



INNER CLEMENT PROPOSED ZONING

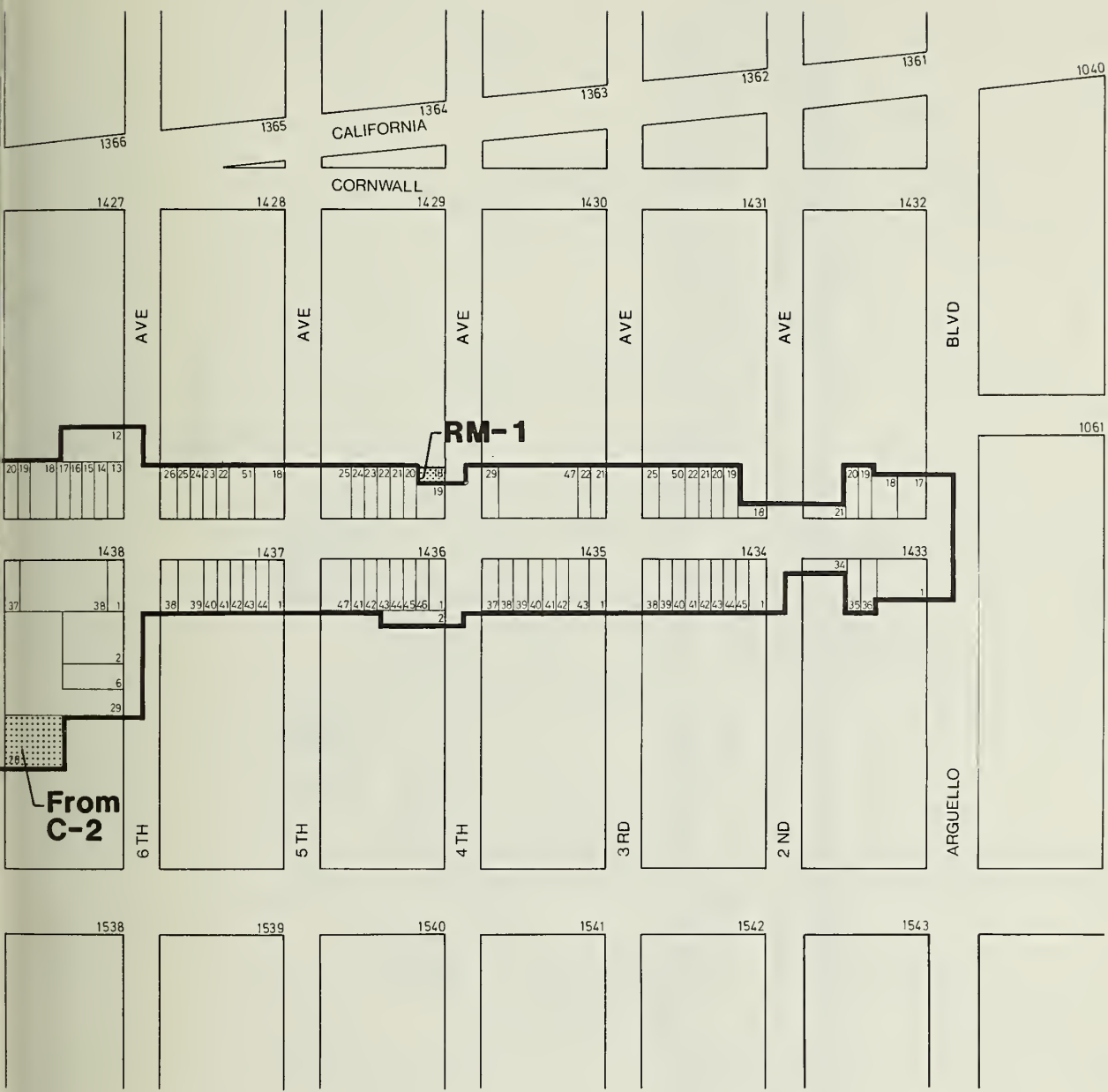
Map 30

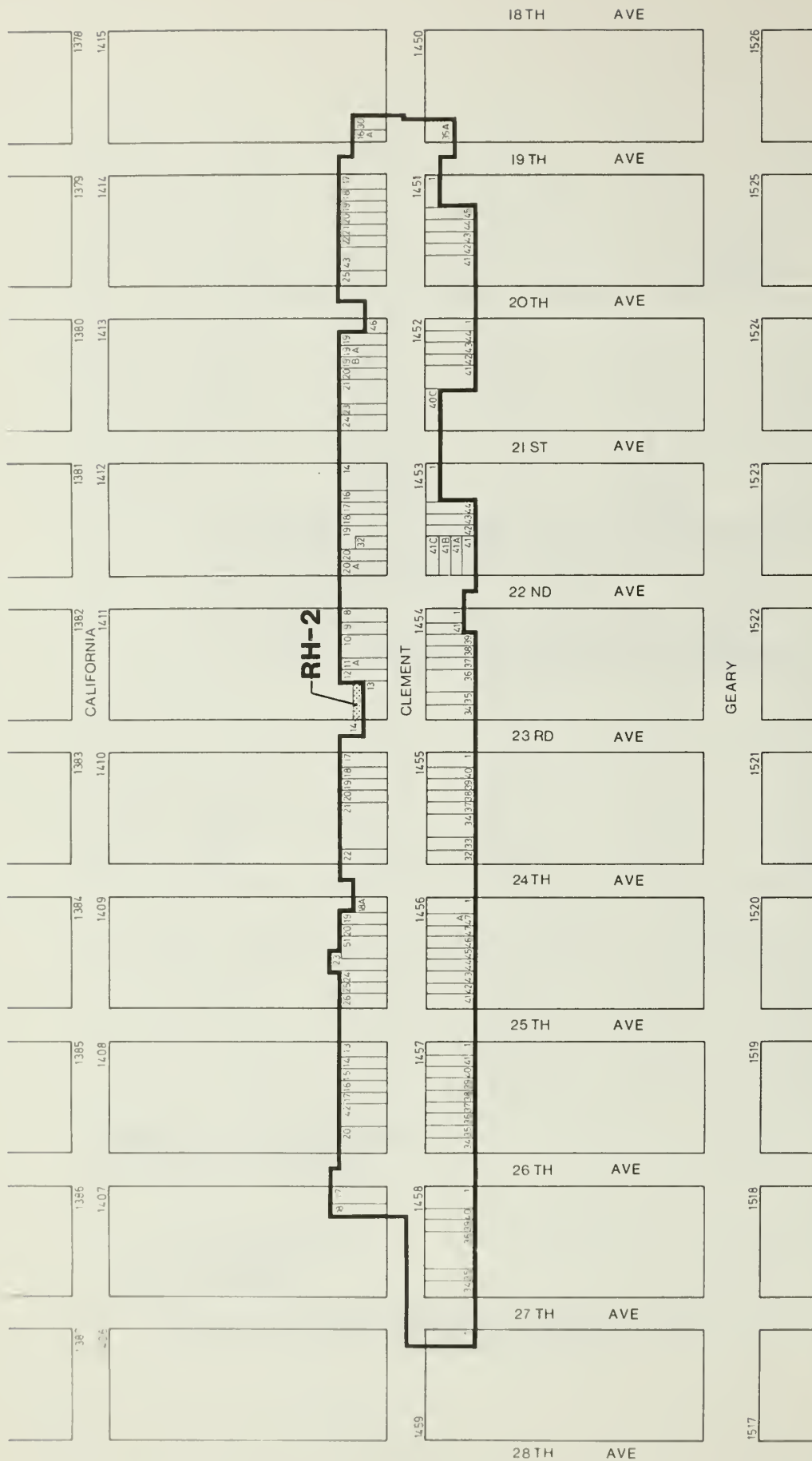
— NCD BOUNDARY
 ADDITIONS
 DELETIONS



Except as noted, EXISTING ZONING is C-2

Exhibit 15





OUTER CLEMENT PROPOSED ZONING

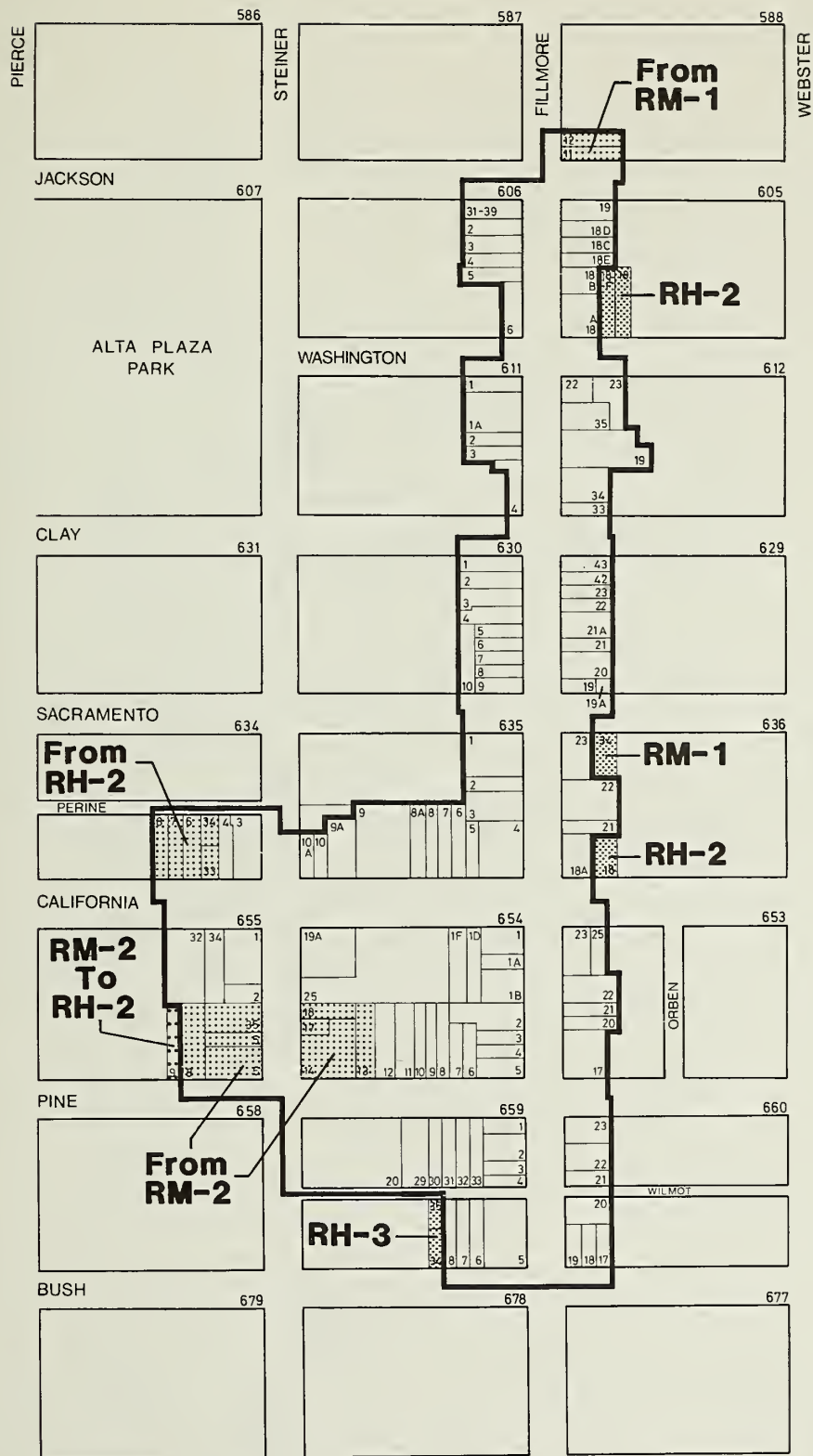
— NCD BOUNDARY
 DELETIONS

Except as noted, EXISTING ZONING is C-1

Map 31



Exhibit 16



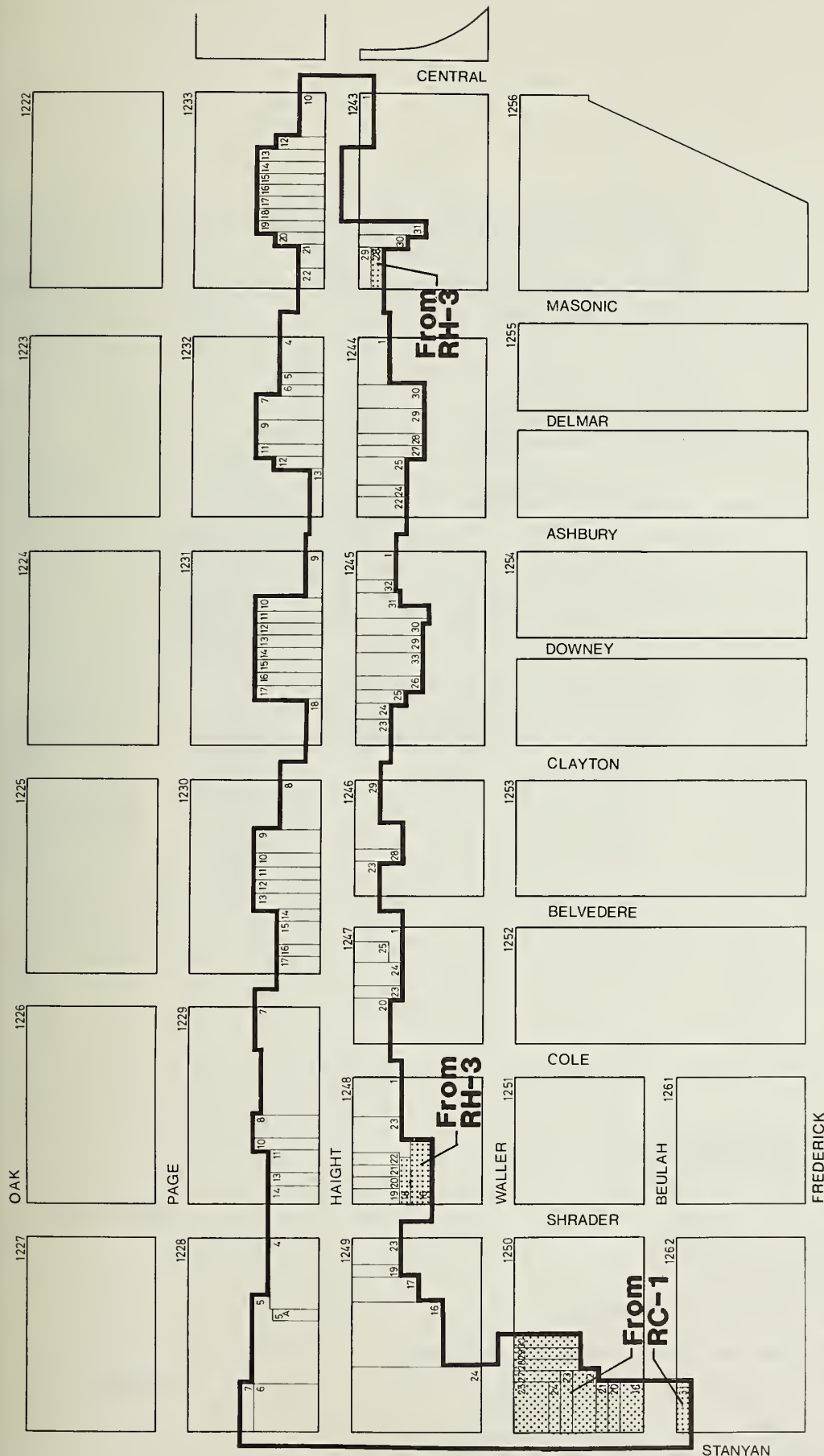
UPPER FILLMORE PROPOSED ZONING

Map 32

- NCD BOUNDARY
- ADDITIONS
- ▨ DELETIONS
- ▤ NON-COMMERCIAL CHANGES

Except as noted, EXISTING ZONING is C-2

Exhibit 17



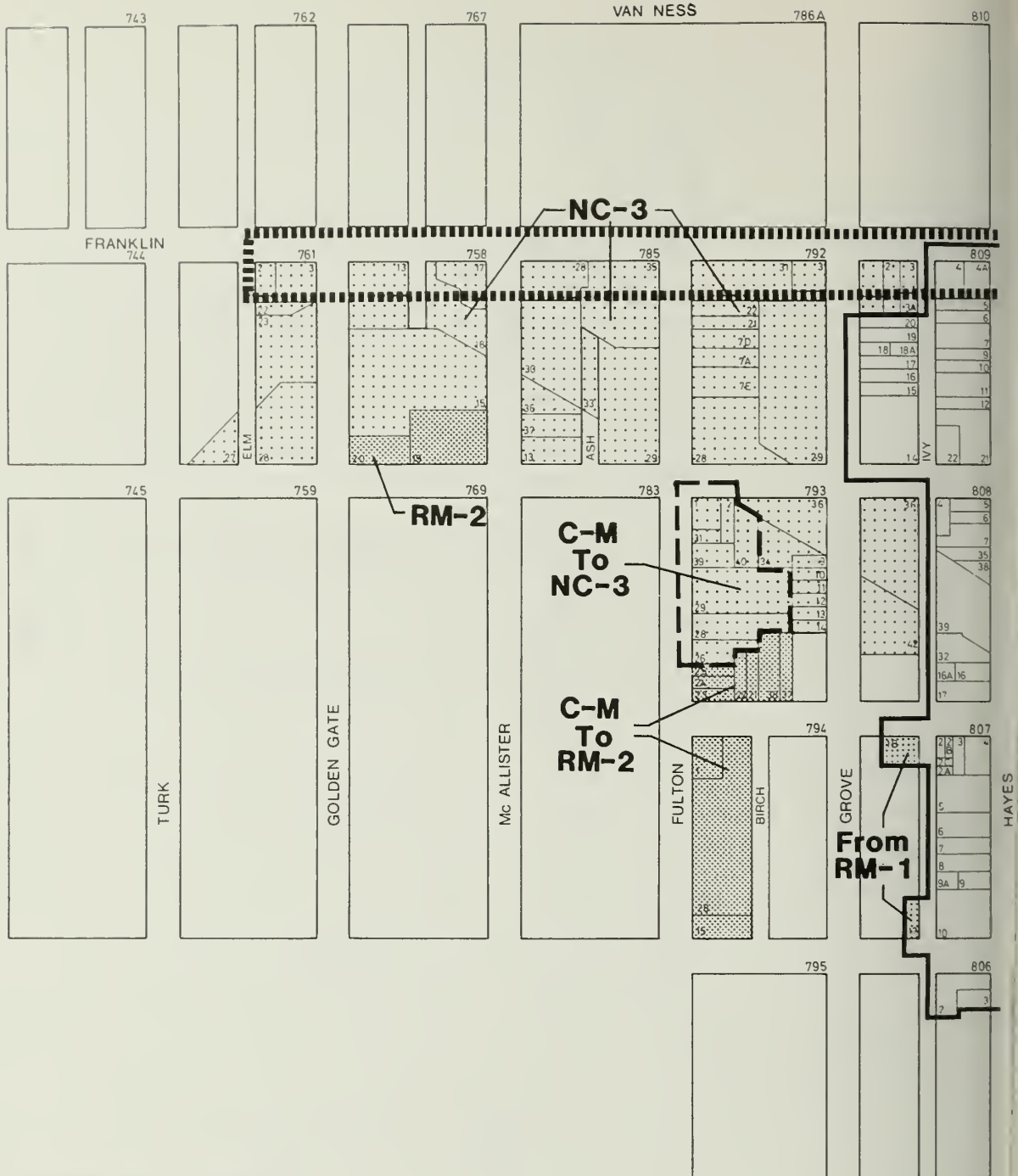
HAIGHT PROPOSED ZONING

Map 33

— NCD BOUNDARY
••••• ADDITIONS

Except as noted, EXISTING ZONING IS C-2

Exhibit 18



HAYES-GOUGH PROPOSED ZONING

- NCD BOUNDARY
- NCD ADDITIONS
- DELETIONS
- COMMERCIAL CHANGES

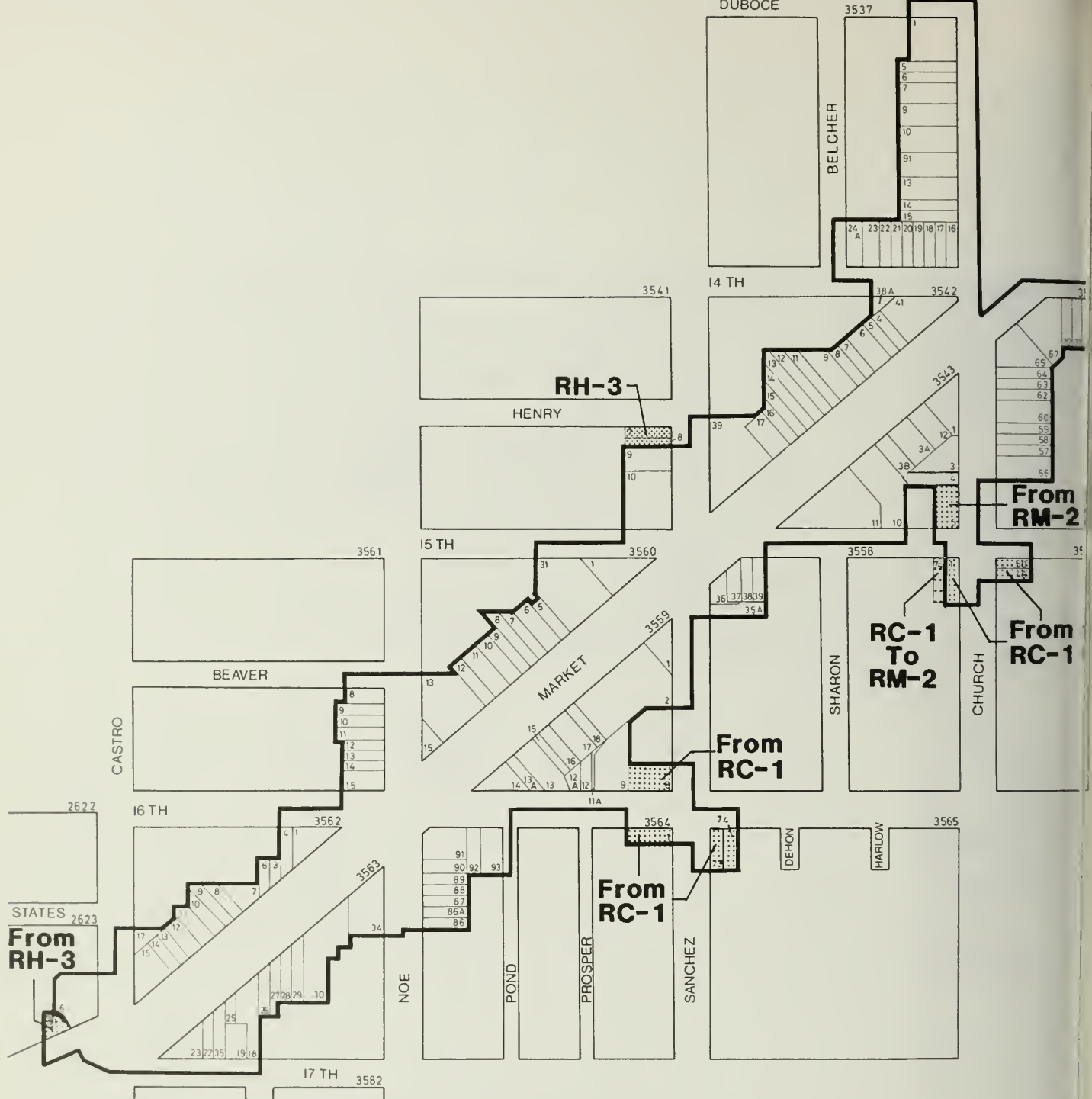
Except as noted, EXISTING ZONING
is C-2 with Permanent S.U.D.
(See Map 48 For Deletion)

- BOUNDARY OF CIVIC CENTER
SPECIAL SIGN DISTRICT No. 2
(Zoning Map Sheet SSD)

Map 34



Exhibit 19



UPPER MARKET PROPOSED ZONING

Map 35

- NCD BOUNDARY
- ADDITIONS TO NCD AND UPPER MARKET
SPECIAL SIGN DISTRICT
- DELETIONS
- NON-COMMERCIAL CHANGES



Exhibit 20

Except as noted, EXISTING ZONING is C-2 with
UPPER MARKET SPECIAL SIGN DISTRICT






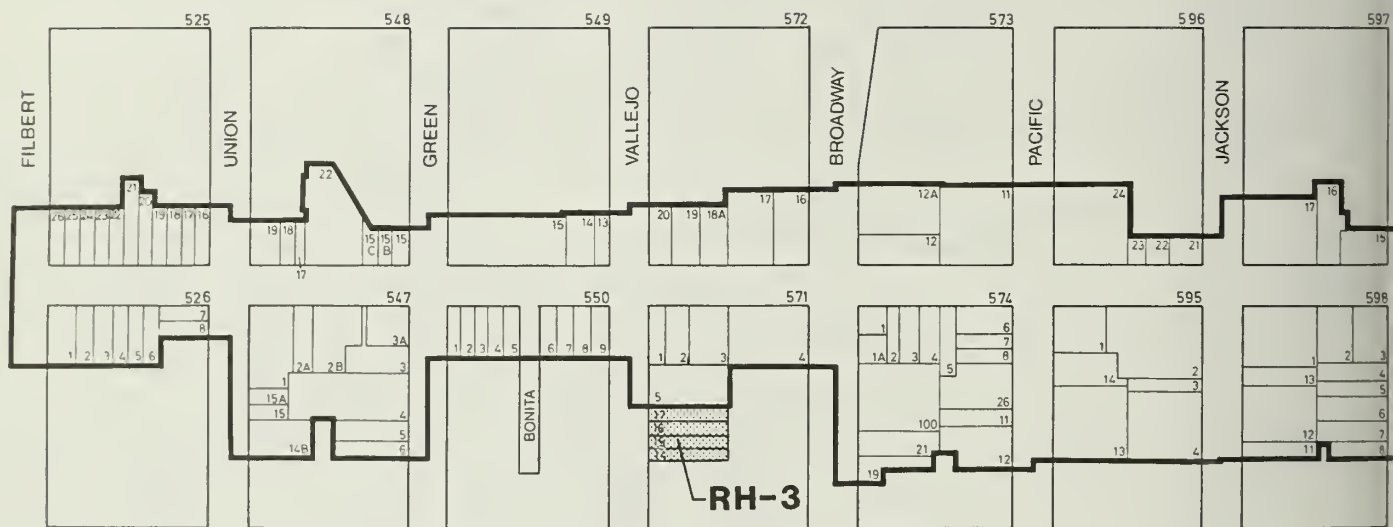
 **NCD BOUNDARY**
 **ADDITIONS**
 **DELETIONS**
 **BOUNDARY OF EXISTING GARMENT SHOP S.U.D.**

Exhibit 21



POLK PROPOSED ZONING

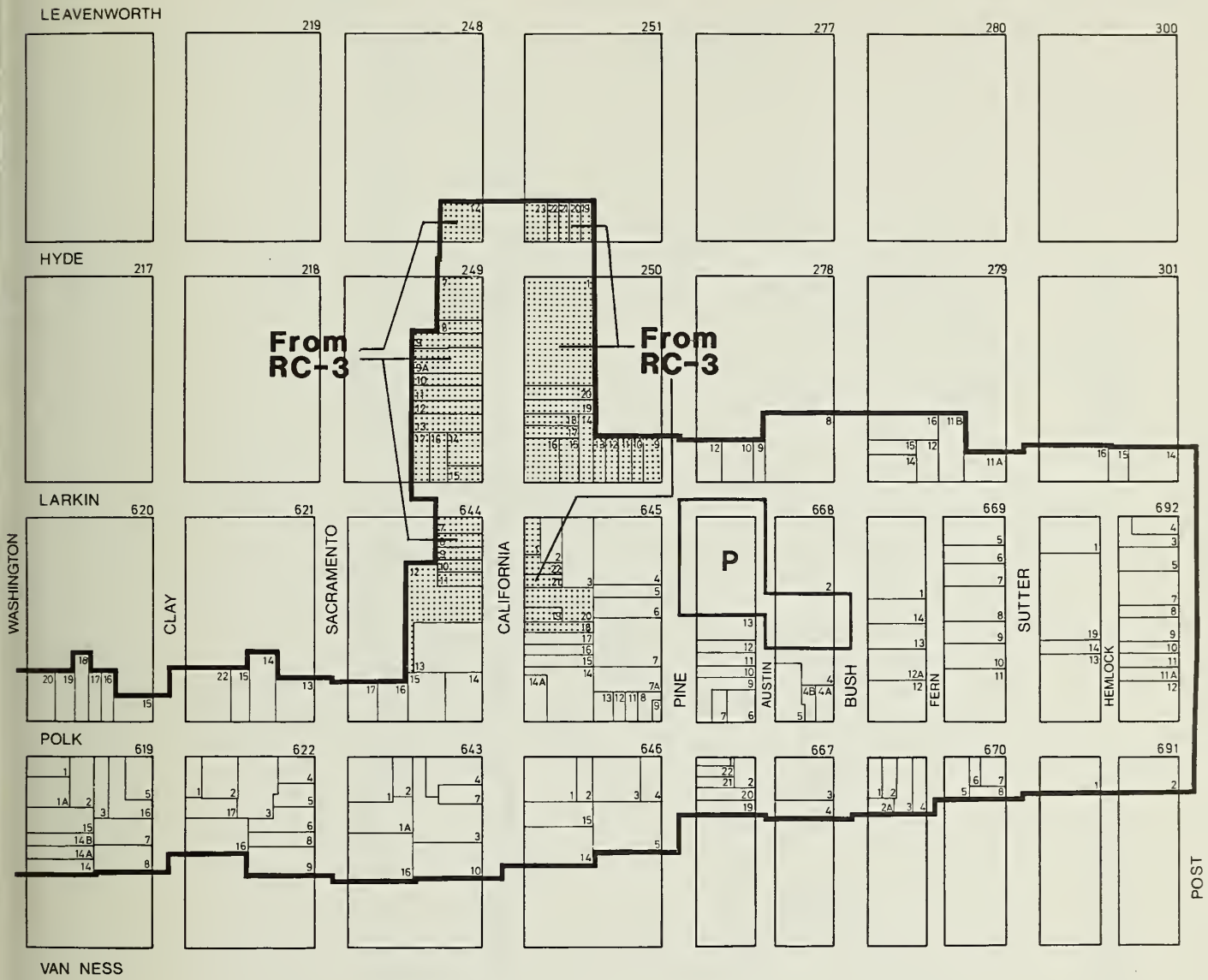
- NCD BOUNDARY
- ▤ ADDITIONS
- ▥ DELETIONS

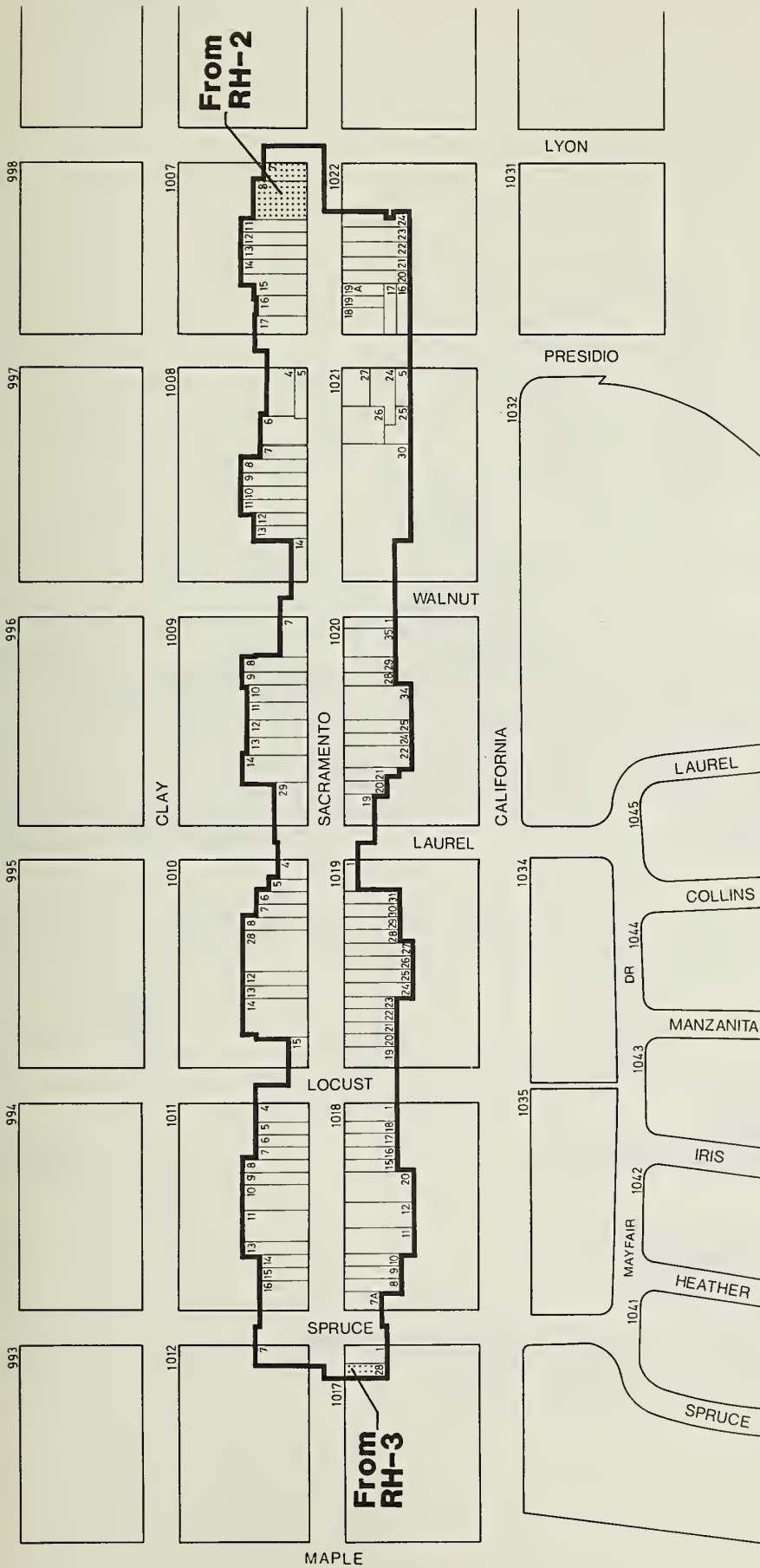
Except as noted, EXISTING ZONING is C-2

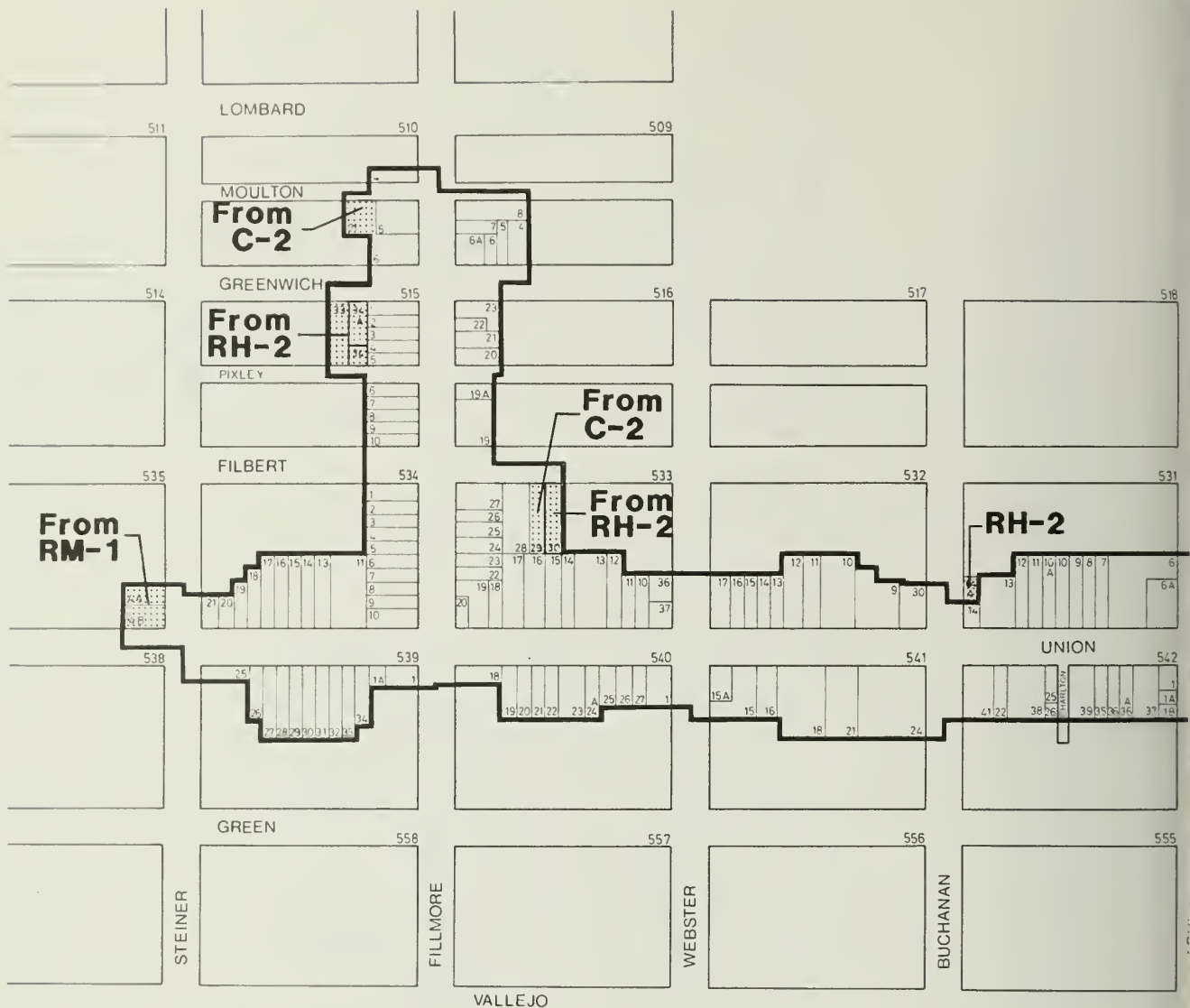
Map 37



Exhibit 22







UNION PROPOSED ZONING

Map 39

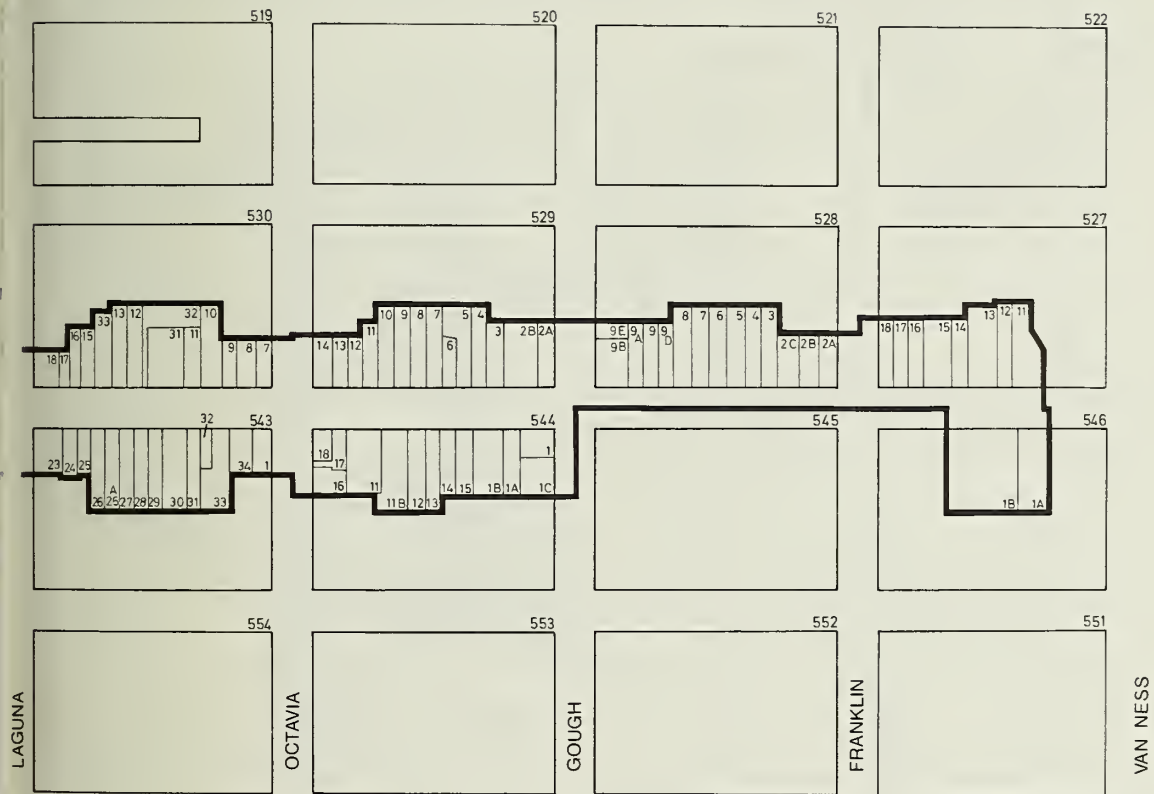
- NCD BOUNDARY
- ADDITIONS
- DELETIONS

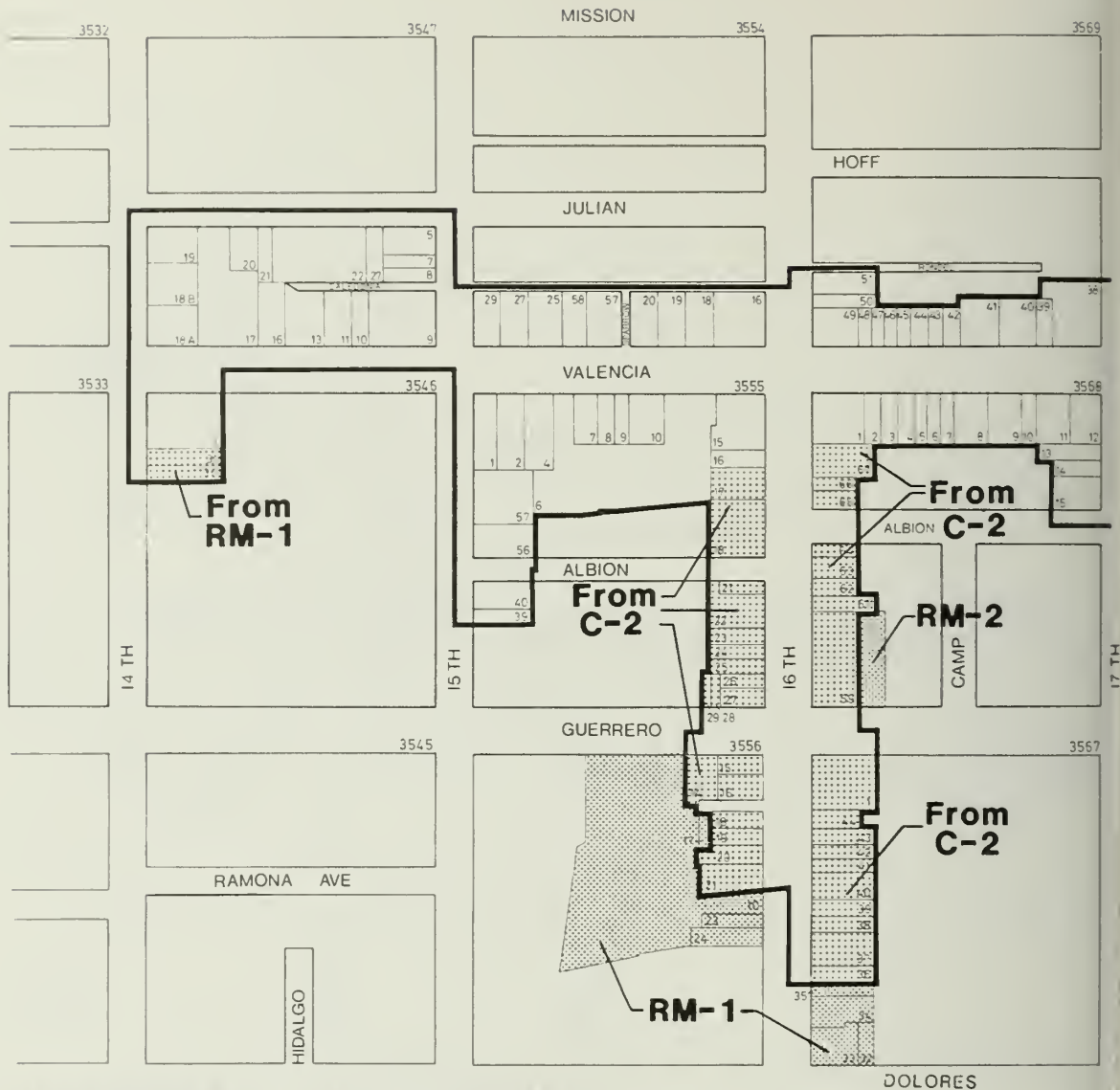
Except as noted, EXISTING ZONING
is C-2 with Permanent S.U.D.

DELETE UNION STREET S.U.D.



Exhibit 24





VALENCIA (14TH-20TH)

PROPOSED ZONING

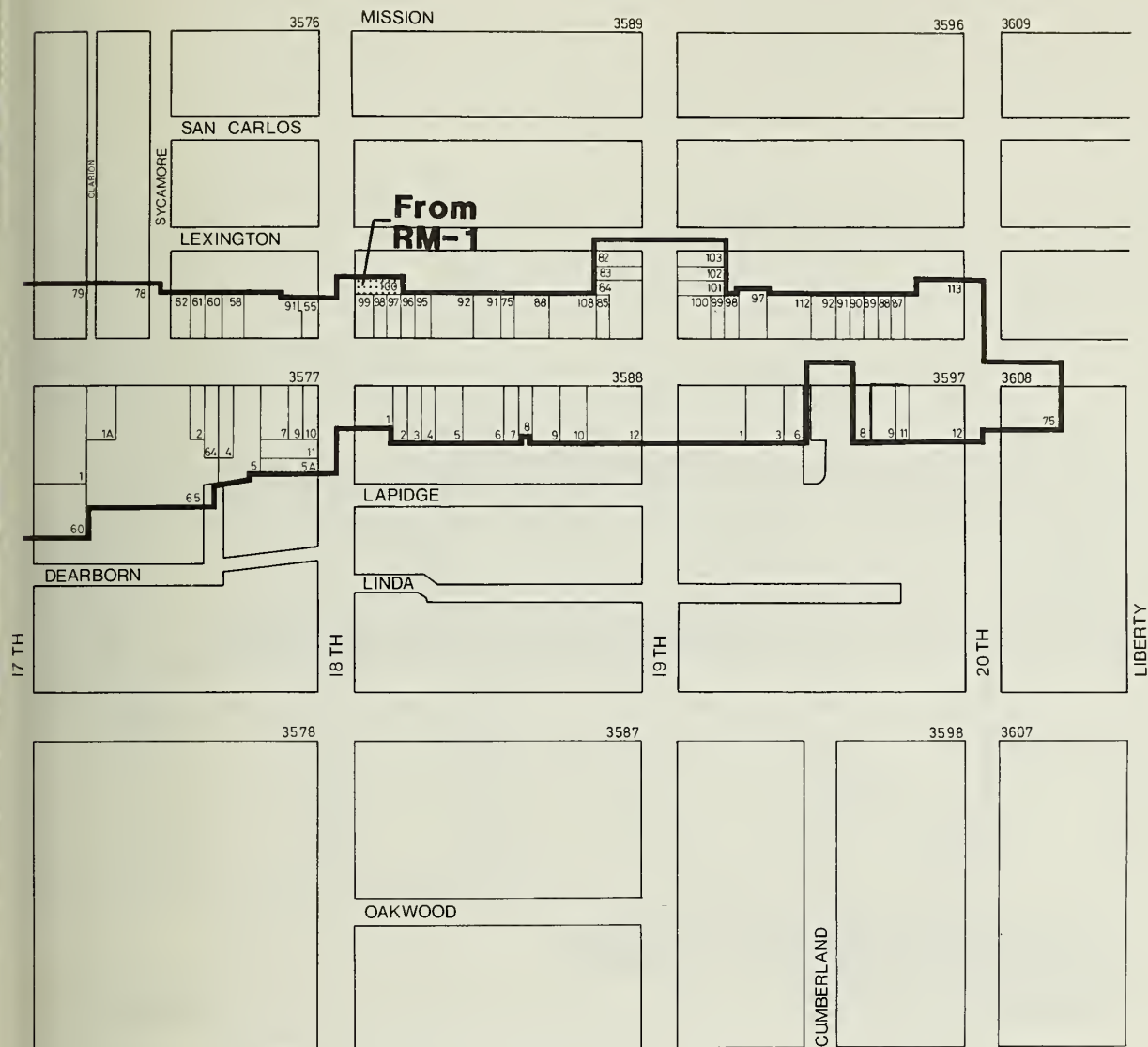
Map 40

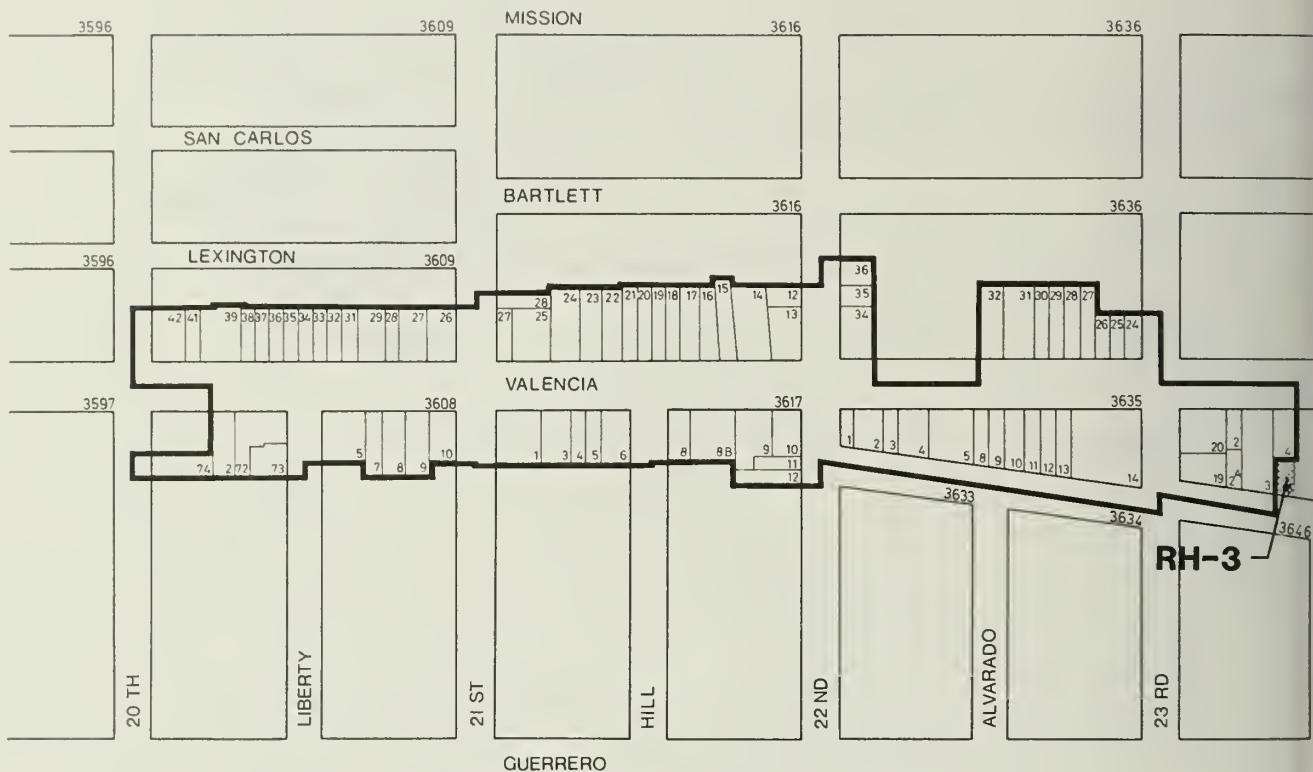
- NCD BOUNDARY
- ADDITIONS
- ××××× DELETIONS

Except as noted, EXISTING ZONING is C-M



Exhibit 25





VALENCIA (20TH-ARMY) **PROPOSED ZONING**

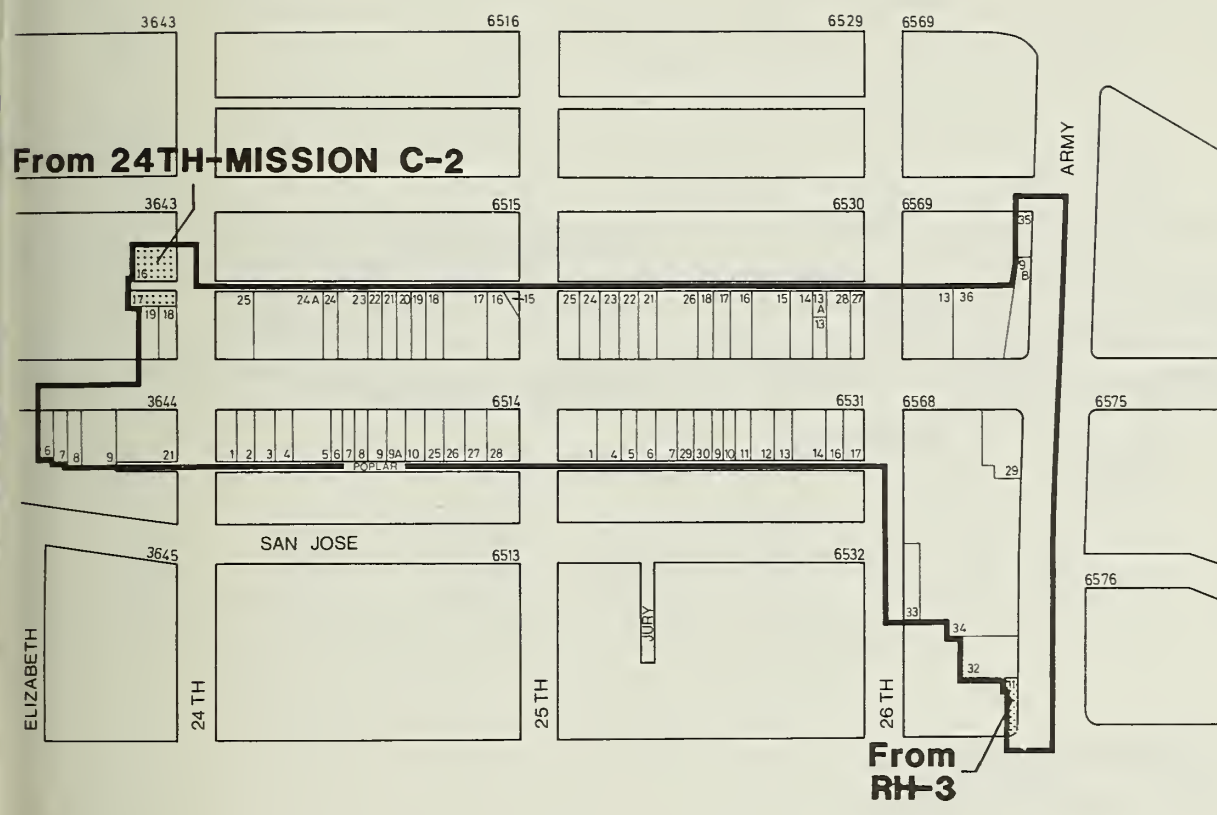
Map 41

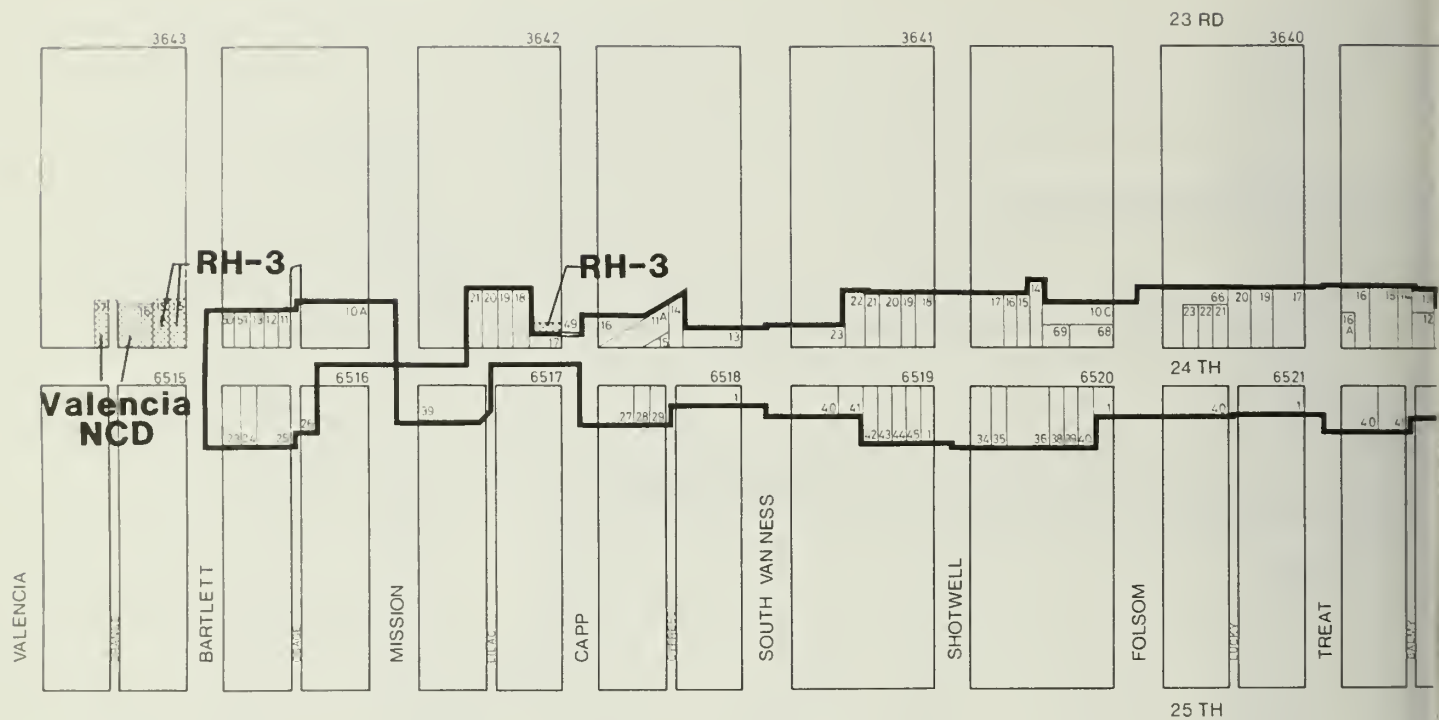
- NCD BOUNDARY
- ▤ ADDITIONS
- ▥ DELETIONS



Except as noted, EXISTING ZONING is C-2

Exhibit 26





24TH-MISSION PROPOSED ZONING

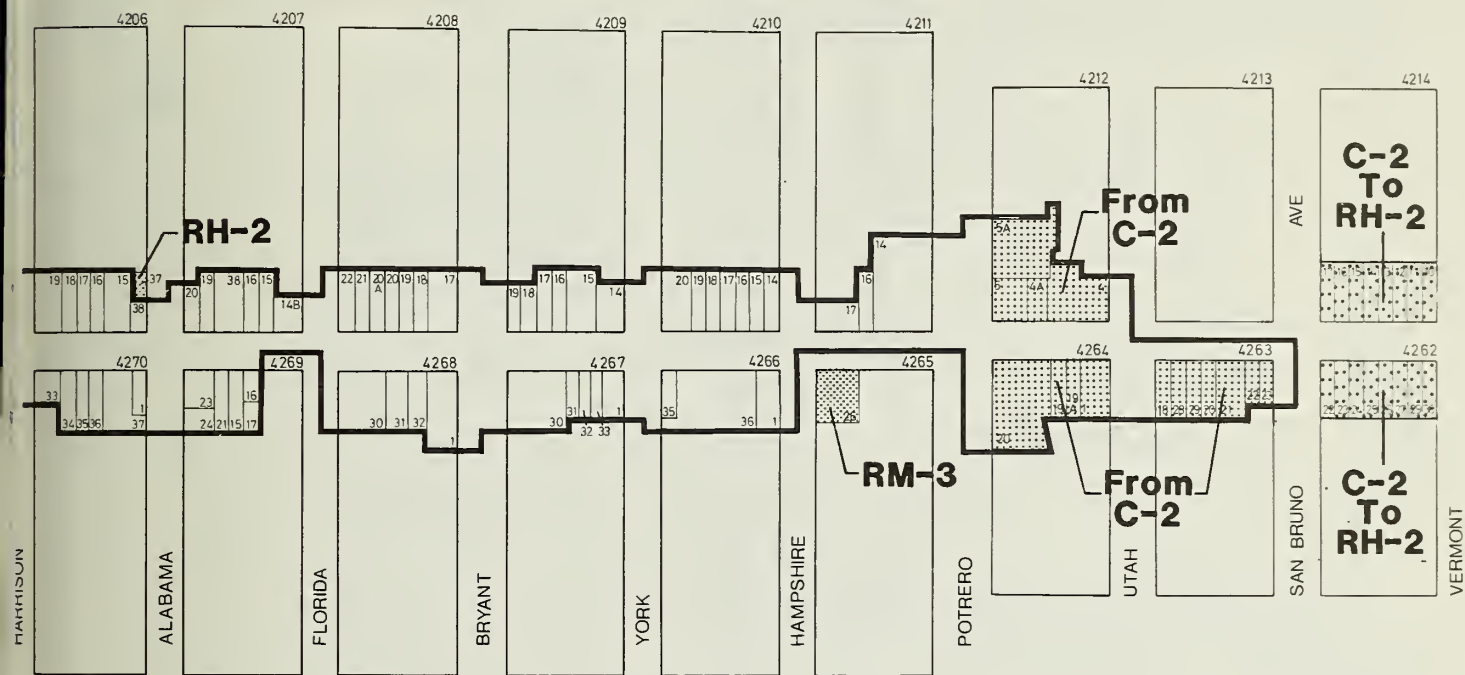
- NCD BOUNDARY
- ▤ ADDITIONS
- ▥ DELETIONS
- ▧ NON COMMERCIAL CHANGES

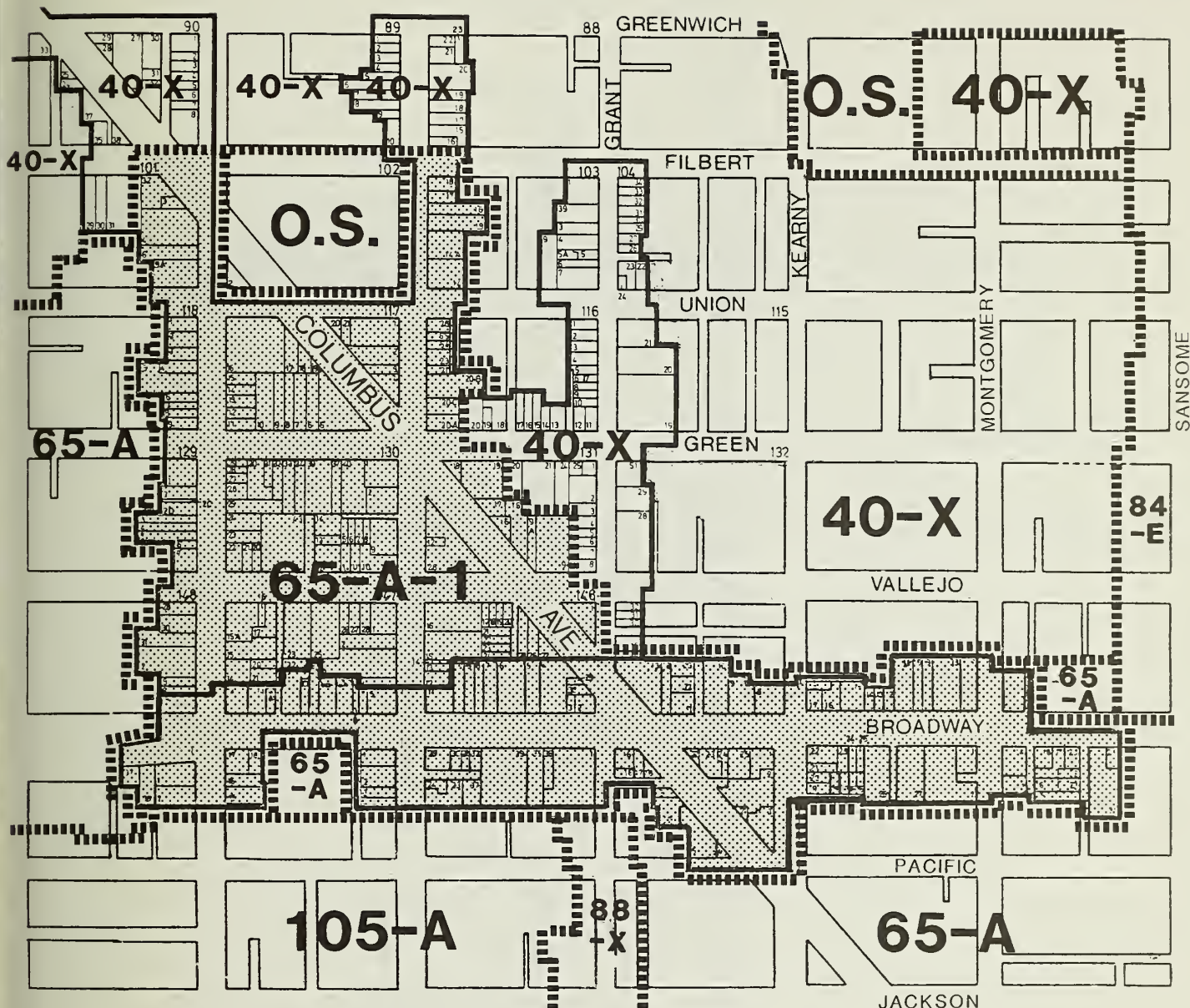
Except as noted, EXISTING ZONING is C-2

Map 42



Exhibit 27





BROADWAY AND NORTH BEACH

PROPOSED HEIGHT AND BULK DISTRICT
(ZONING MAP SHEET 1H)

- NCD BOUNDARIES
- HEIGHT AND BULK DISTRICT BOUNDARIES
- PROPOSED 65-A-1 HEIGHT AND BULK DISTRICT

Map 44

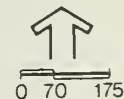
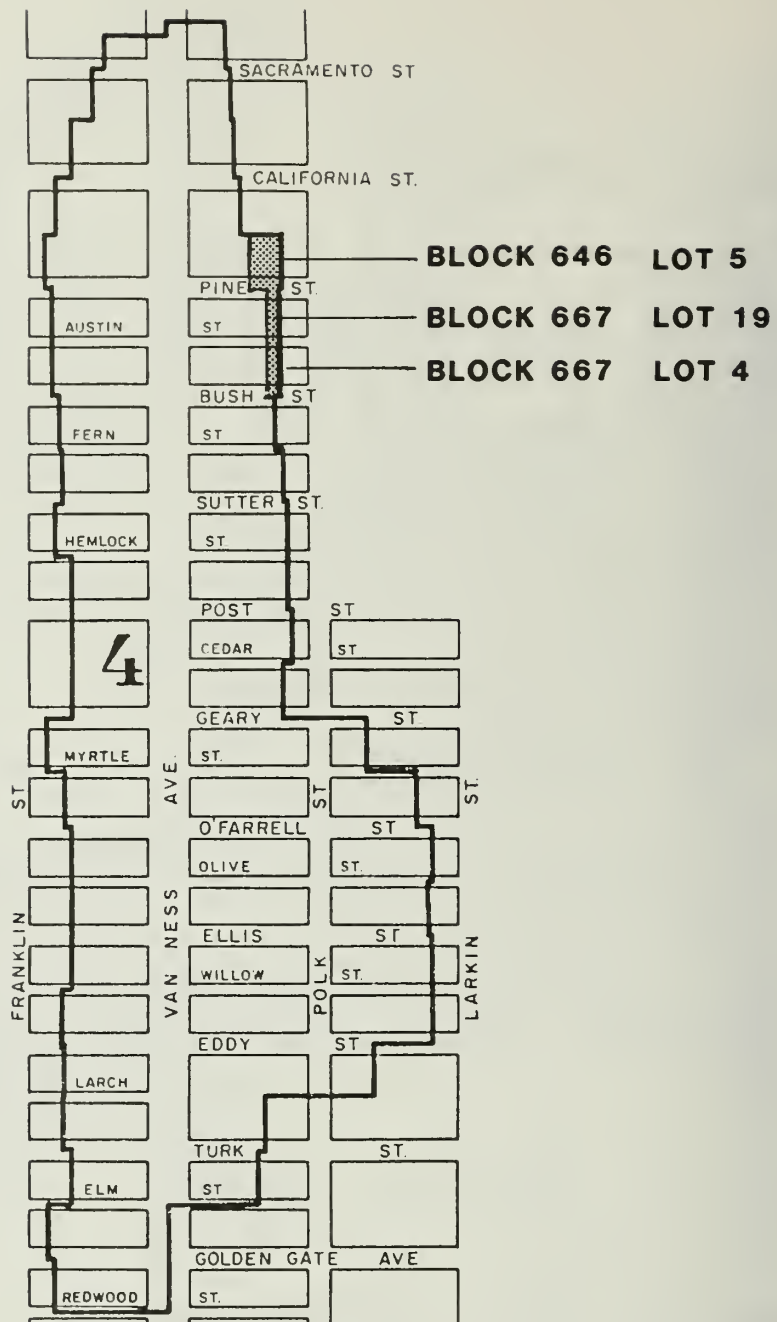


Exhibit 29

EXISTING HEIGHT AND BULK DISTRICT IS 65-A



AUTOMOTIVE S.U.D. AND SPECIAL DISTRICT FOR SIGN ILLUMINATION

(ZONING MAP SHEET 2SU AND SSD)

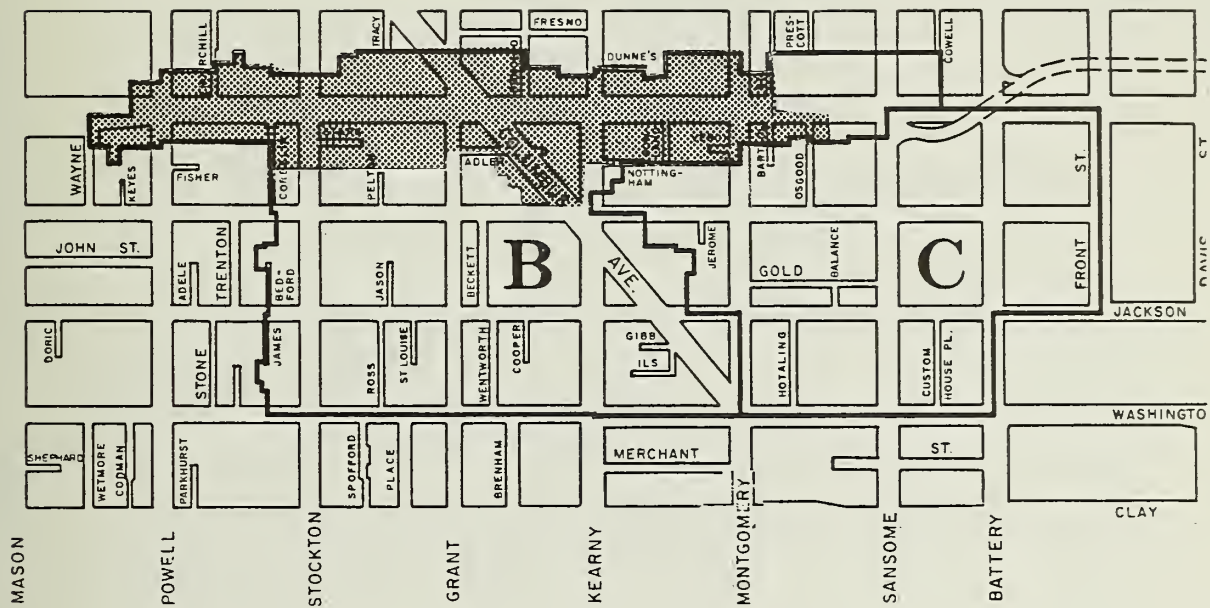
Map 45



Exhibit 30



DELETE



WASHINGTON-BROADWAY S.U.D. NO. 1

(ZONING MAP SHEET 1SUa)

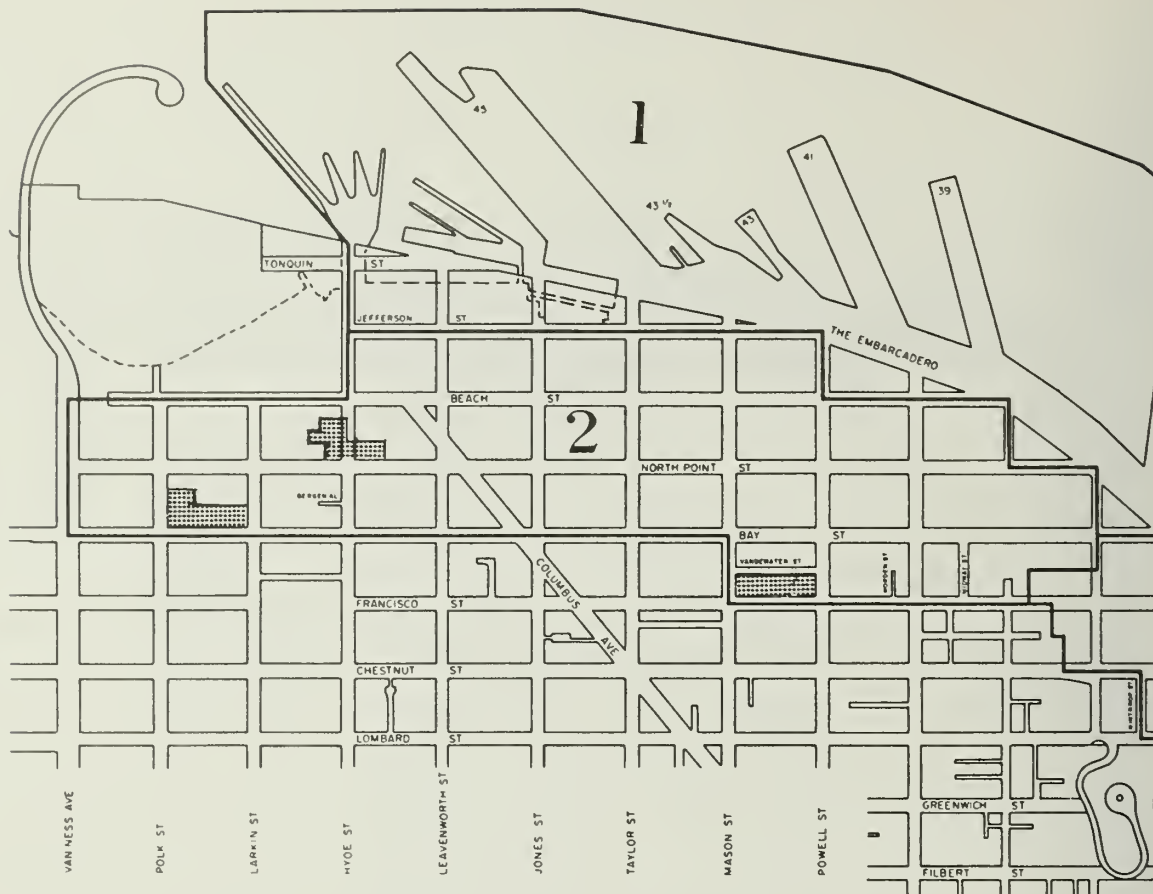
Map 46



Exhibit 31



**DELETE FROM WASHINGTON-BROADWAY
S.U.D. NO. 1**



NORTHERN WATERFRONT S.U.D. NO.2

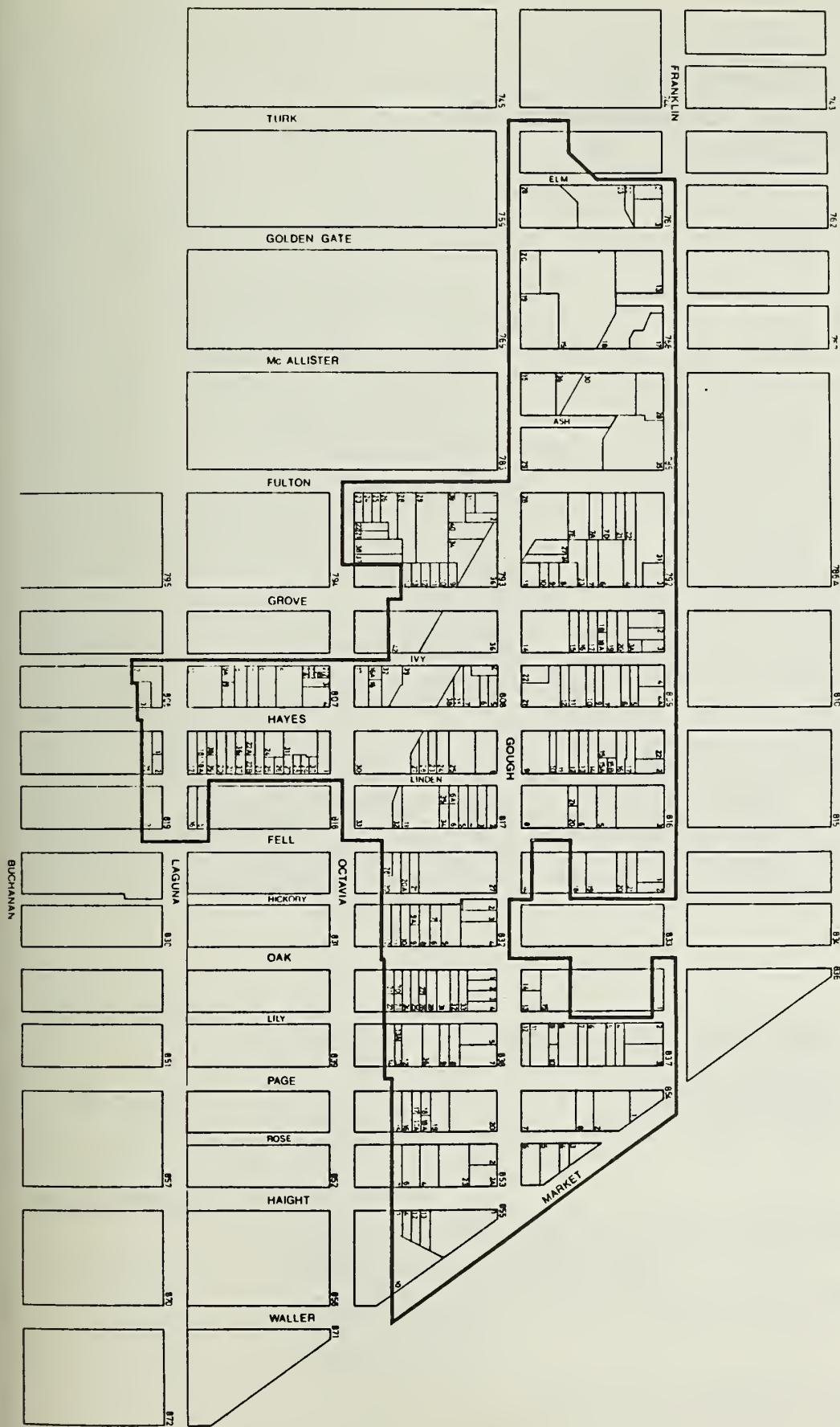
(ZONING MAP SHEET 1SU b)

DELETE BLOCK 453	LOTS 10,11,12,13,13A, 13B, 13C,13D,1,1A,1B,2,
BLOCK 41	LOTS 38,13,17,45,44,18,19,9,5, 6,7,8,10,41,42,12,14,15,37
BLOCK 25	LOTS 3,3A,3B,4,4A,4B,4D,
BLOCK 24	LOTS 1A,1B,1C,1D

Map 47



Exhibit 32



HAYES-GOUGH S.U.D.

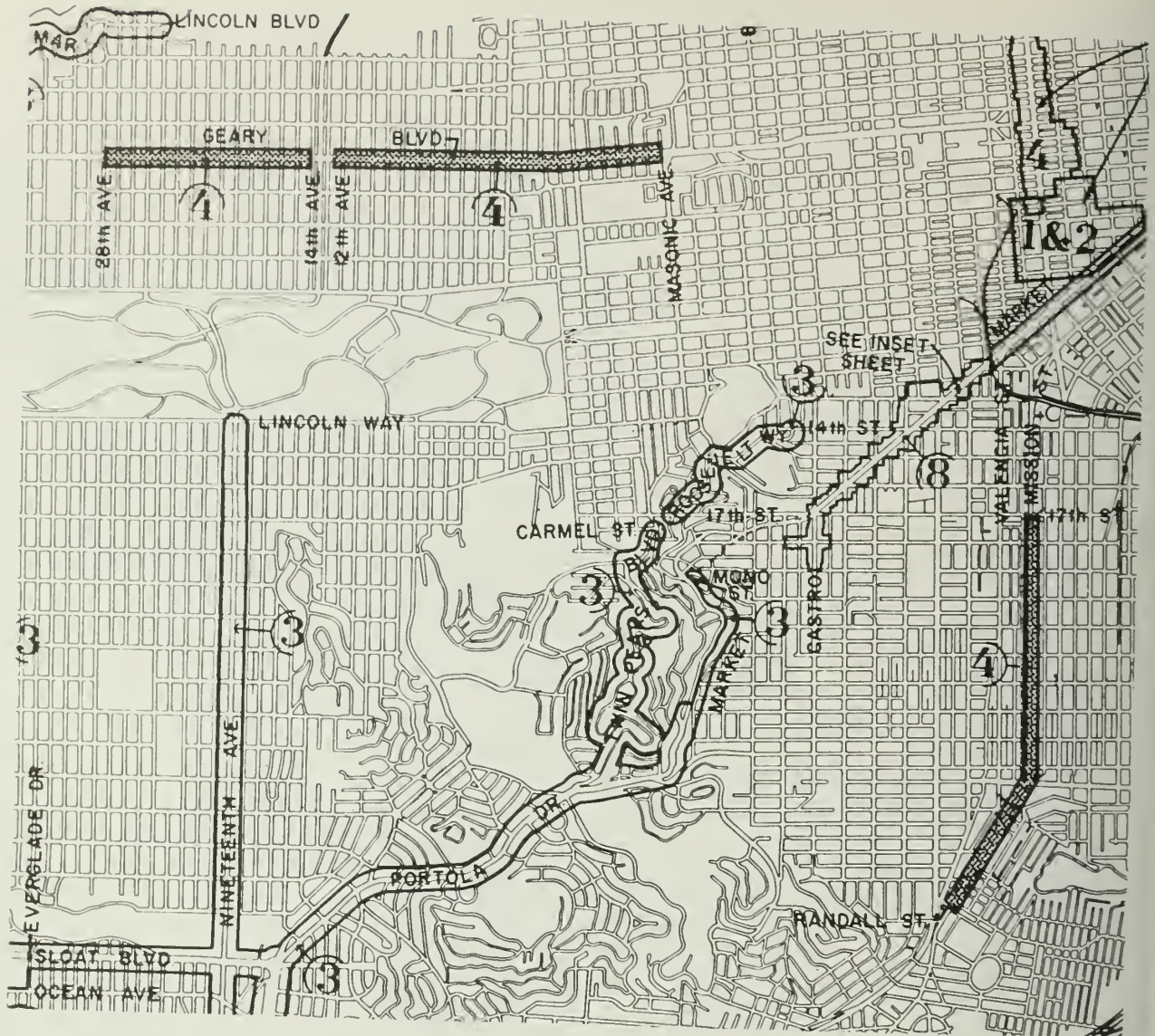
Map 48

0 50 100



Exhibit 33

**DELETE ENTIRE S.U.D.
See Map 34 For Proposed Zoning S.U.D.**



SPECIAL DISTRICTS FOR SIGN ILLUMINATION

(ZONING MAP SHEET SSD)

Map 49



Exhibit 34

DELETE GEARY BLVD FROM MASONIC AVE. TO 12 AVE.
AND 14th AVE. TO 28th AVE.
MISSION ST. FROM 17th ST. TO RANDALL ST.

see MAP 45 for deletions of one other
SPECIAL DISTRICT FOR SIGN ILLUMINATION

INDEX OF RECOMMENDED ZONING MAP CHANGES BY STREET NAME

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
Alemaný Blvd.	U.S. 101 to Putnam St.	C-M	NC-S
	Putnam to Banks Sts.	C-2	NC-S
	Banks to Ellsworth Sts.	C-2	RM-1
	at Ocean Ave.	C-2	NC-3
	Whipple to Lawrence Aves.	C-2	NC-S
	Lawrence to Sickles Aves.	C-2	RH-2
	at Sickles Ave.	C-2	NC-1
	at Sickles Ave.	C-1	NC-1
	at San Jose Ave.	C-1	NC-1
	Worcester to St. Charles Aves.	C-2	NC-S
Alemaný Plaza	Shopping Center	C-2	NC-S
Arguello Blvd.	at McAllister St.	C-1	NC-1
Army St.	at Hampshire St.	C-2	NC-1
	at Bryant St.	C-1	NC-1
	Shotwell to Valencia Sts.	C-2	NC-3
	Bartlett to Guerrero Sts.	C-2	Valencia
Balboa St.	3rd to 7th Aves.	C-1	NC-2
	17th to 20th Aves.	RC-1	NC-1
	21st to 22nd Aves.	RC-1	NC-1
	at 28th Ave.	RC-1	NC-1
	33rd to 39th Aves.	C-2	NC-2
	41st to 42nd Aves.	C-1	NC-1
	at 45th Ave.	RC-1	NC-1
Banks St.	Crescent Ave. to Alemaný Blvd.	C-2	RH-1
Bayshore Blvd.	at Silver Ave.	C-1	NC-1
	at Thornton Ave.	C-1	NC-1
	at Hester Ave.	C-1	C-2
	at Blanken Ave.	C-1	NC-1
	Arleta to Visitacion Aves.	C-2	NC-2
	Visitacion Ave. to County Line	C-2	NC-3
Brazil Ave.	at Paris St.	RC-1	NC-1
	Paris to Edinburgh Sts.	RC-1	RM-1
Broadway	Sansome to Powell Sts.	C-2	Broadway
Buchanan St.	Post to Bush Sts.	C-2	NC-2
	Bay to Beach Sts.	C-2	NC-2
	North Point St. to Marina Blvd.	C-2	NC-S

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
Bush St.	Larkin to Polk Sts. Fillmore to Steiner Sts. [south side] Scott to Broderick Sts. [south side]	C-2 C-2 C-2	Polk NC-2 NC-3
Cabrillo St.	at 7th Ave. at 10th Ave. 45th to 46th Aves.	C-1 RC-1 RC-1	NC-1 NC-1 NC-1
California St.	Hyde to Polk Sts. Fillmore to Steiner Sts. Divisadero to Broderick Sts. Lyon St. to Presidio Ave. at Presidio Ave. Laurel St. to Parker Ave. 4th to 6th Aves. 6th to 7th Aves. at 17th Ave. at 22nd Ave. at 23rd Ave. at 25th Ave.	RC-3 C-2 C-2 C-2 RM-1 C-2 C-1 RC-1 RC-1 RC-1 RC-1 RC-1	Polk Upper Fillmore NC-2 NC-2 NC-2 NC-S NC-2 NC-2 NC-1 NC-1 NC-1 NC-1
Cambon Dr.	at Castelo Ave.	C-1	NC-S
Capitol Ave.	at Broad St.	RC-1	NC-1
Carroll Ave.	Thornton Ave. to Quint St.	C-1	NC-1
Castro St.	17th to 19th Sts. 24th to 25th Sts.	C-2 RC-1	Castro 24th-Noe Valley
Chestnut St.	Powell to Mason Sts. Mason to Jones Sts. Fillmore to Divisadero Sts. Divisadero to Broderick Sts.	RC-3 C-2 C-2 C-2	North Beach North Beach NC-2 RH-3
Church St.	Herrmann to Market Sts. Duboce Ave. to 15th Sts. at 25th St. at Clipper St. at 26th St. at Army St. at 27th St. at Duncan St. at 28th St. Valley to 30th Sts.	C-2 C-2 RC-1 RC-1 RC-1 RC-1 RC-1 RC-1 RC-1 C-1	NC-3 Upper Market NC-1 NC-1 NC-1 NC-1 NC-1 NC-1 NC-1 NC-1
Clement St.	Arguello Blvd. to Funston Ave. 14th to 16th Aves. 17th to 18th Aves. 19th to 27th Aves. 31st to 33rd Aves.	C-2 RM-1 RH-3 C-1 C-1	Inner Clement NC-1 NC-1 Outer Clement NC-1

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
Cole St.	Carl St. to Parnassus Ave.	RC-1	NC-1
Columbus Ave.	Pacific Ave. to Broadway Broadway to Francisco St.	C-2 C-2	Broadway North Beach
Cortland St.	Bonview to Folsom Sts.	C-2	NC-2
Dewey Blvd.	at Laguna Honda Blvd.	C-1	NC-1
Diamond St.	Chenery to Bosworth Sts.	C-2	NC-2
Diamond Heights	Shopping Center	C-1	NC-S
Diamond Heights Blvd.	Duncan St. to Gold Mine Dr.	C-1	NC-S
Divisadero St.	Haight St. to Golden Gate Ave. Golden Gate Ave. to Turk St. Turk to Eddy Sts. Eddy to O'Farrell Sts. O'Farrell to Bush Sts. Bush to Sacramento Sts.	C-2 C-2 C-2 C-2 C-2 C-2	NC-2 RM-1 RM-3 NC-2 NC-3 NC-2
Duboce Ave.	Guerrero to Church Sts.	C-2	NC-3
Eddy St.	Gough to Laguna Sts. at Buchanan St. at Pierce St.	C-1 C-1 RC-2	NC-S NC-S NC-1
Farmer's Market	Area	C-M/C-2	NC-S
Fillmore St.	Germania to Haight Sts. McAllister to Bush Sts. Bush to Jackson Sts. Union to Moulton Sts.	RC-1 C-2 C-2 C-2	NC-1 NC-3 Upper Fillmore Union
Fitzgerald Ave.	at Ingalls St.	C-1	NC-1
Francisco St.	Powell to Mason Sts. [north side] Powell to Mason Sts. [south side] Mason to Jones Sts.	RC-4 RC-3 C-2	North Beach North Beach North Beach
Franklin St.	Market to Oak Sts. Hickory to Ivy Sts. Ivy to Turk Sts. Myrtle to California Sts.	C-M C-2 C-2 C-2	NC-3 Hayes-Gough NC-3 NC-3
Frederick St.	at Stanyan St. [NW corner] at Stanyan St. [NE,SW,SE corners]	C-2 RC-1	NC-1 NC-1

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
Fulton St.	Franklin to Gough Sts.	C-2	NC-3
	Gough to Octavia Sts.	C-M	NC-3
	Octavia to Laguna Sts.	C-M	RM-2
	at Fillmore St.	RC-4	NC-1
	Central to Masonic Aves. [south side]	C-1	NC-1
	Central to Masonic Aves. [north side]	C-1	NC-S
	at Masonic Ave. [SW corner]	RH-3	NC-1
	at 8th Ave.	C-1	RM-3
Geary Blvd.	Franklin to Gough Sts.	C-2	NC-3
	Laguna to Fillmore Sts.	C-2	NC-S
	Fillmore to Steiner Sts.	C-2	NC-3
	Scott St. to Funston Ave.	C-2	NC-3
	Lyon St. to Presidio Ave.	RC-3	NC-3
	14th to 28th Aves.	C-2	NC-3
	33rd to 34th Aves.	RC-2	NC-1
Geneva Ave.	at San Jose Ave.	RC-1	NC-1
	Alemany Blvd. to Paris St.	C-2	NC-3
	Paris to Edinburgh Sts.	RC-1	RH-1
	Edinburgh to Vienna Sts.	C-2	NC-2
	at Prague St.	C-1	NC-1
	at Walbridge Ave.	C-2	NC-S
	Carrizal to Pasadena Sts.	C-1	NC-1
G.E.T.	Shopping Center	C-2	NC-S
Gilman Ave.	Griffith to Fitch Sts.	C-1	NC-1
Glen Park	Area	C-2	NC-2
Gough St.	Market to Lily Sts.	C-M	NC-3
	Lily to Grove Sts.	C-2	Hayes-Gough
	Ivy to Turk Sts.	C-2	NC-3
	Geary to Fern Sts.	C-2	NC-3
Grant Ave.	Broadway to Filbert St.	C-2	North Beach
Great Hwy.	Balboa to Fulton Sts.	C-1	RM-1
	at Cabrillo St.	C-1	NC-1
	Lincoln Wy. to Irving St.	C-2	NC-2
Green St.	Grant Ave. to Powell St.	C-2	North Beach
Grove St.	Franklin to Octavia Sts.	C-2	NC-3
Guerrero St.	Market St. to Duboce Ave.	C-2	NC-3
	at 14th St.	RC-1	NC-1
	at 17th St.	RC-1	NC-1
	at 18th St.	RC-1	NC-1
	at 22nd St.	RC-1	NC-1

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
Haight St.	Webster to Steiner Sts. at Pierce St. at Scott St. Central Ave. to Stanyan St.	C-2 RC-1 RC-1 C-2	NC-2 NC-1 NC-1 Haight
Hayes-Gough	Area	C-2/C-M	Hayes-Gough
Hayes St.	Franklin to Laguna Sts. at Ashbury St. at Cole St.	C-2 C-1 RC-1	Hayes-Gough NC-1 NC-1
Holloway Ave.	at Brighton Ave. at Ashton Ave.	RC-1 RC-1	NC-1 NC-1
Hunters Point Blvd.	Hudson to Innes Aves.	C-1	C-M
Hyde St.	Jackson St. to Pacific Ave. Green to Union Sts. at Union St.	RC-2 RM-1 C-1	NC-2 NC-1 NC-1
Irving St.	5th to 6th Aves. 6th to 27th Aves. 40th to 41st Aves. at 46th Ave.	RH-2 C-2 C-1 C-1	NC-2 NC-2 NC-1 NC-1
Japan Center	Shopping Center	C-2	NC-S
Judah St.	8th to 10th Aves. 27th to 29th Aves. 29th to 33rd Aves. 38th to 39th Aves. 44th to 46th Aves.	C-2 RC-1 C-1 C-1 C-1	NC-2 NC-2 NC-2 NC-1 NC-2
La Playa	Balboa to Cabrillo Sts. Cabrillo to Fulton Sts. Lincoln Wy. to Irving St.	RM-1 C-2 C-2	NC-2 NC-S NC-2
Laurel Village	Shopping Center	C-2	NC-S
Lawton St.	25th to 26th Aves. 42nd to 43rd Aves.	C-1 C-1	NC-1 NC-1
Leland Ave.	Bayshore Blvd. to Cora St.	C-2	NC-2
Lombard St.	Van Ness to Richardson Aves. Richardson Ave. to Baker St. Baker to Lyon Sts.	C-2 C-2 C-2	NC-3 RH-3 NC-2
Lyon St.	Greenwich to Lombard Sts.	RC-1	NC-2

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
Mansfield Ave.	Avalon Ave. to Ina Ct.	C-1	NC-1
Marina Blvd.	Laguna to Buchanan Sts.	C-2	NC-S
Market St.	Franklin to Octavia Sts. Octavia to Church Sts. Church to Castro Sts.	C-M C-2 C-2	NC-3 NC-3 Upper Market
Mason St.	Washington St. to Pacific Ave. Chestnut to Pacific Aves.	RC-3 RC-3	NC-2 North Beach
Masonic Ave.	Wood to O'Farrell Sts. at Fulton St.	C-2 C-1	NC-3 NC-S
McAllister St.	Gough and Laguna Sts. at Buchanan St.	RC-2 RC-2	RM-2 NC-1
Mendell St.	Fairfax to Hudson Aves.	C-M	P
Miraloma Park	Shopping Center	C-1	NC-S
Mission St.	14th to 17th Sts. 17th to 24th Sts. at 24th St. 24th St. to Precita Ave. Precita Ave. to Randall St. Highland to College Aves. at Bosworth St. Alemany Blvd. to Silver Ave. Silver to Niagara Aves. Niagara Ave. to County Line	C-M C-2 C-2 C-2 C-2 C-2 C-2 C-2 C-2 C-2 C-2	NC-3 NC-3 24th-Mission NC-3 NC-2 NC-2 NC-1 NC-2 NC-3 NC-2
Monterey Blvd.	at Joost Ave. Edna St. to Ridgewood Ave.	C-1 C-1	NC-2 NC-2
Naples St.	Geneva Ave. to Rolph St.	C-2	NC-2
Nihonmachi	Shopping Center	C-2	NC-2
Noriega St.	19th to 27th Aves. 30th to 33rd Aves. 38th to 39th Aves. 44th to 46th Aves.	C-2 C-1 C-1 C-2	NC-2 NC-2 NC-1 NC-2
North Beach	Area	C-2	North Beach
North Point St.	Leavenworth to Hyde Sts. at Hyde St. Larkin to Polk Sts.	C-2 RC-1 RC-1	RH-3 NC-1 NC-1

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
Ocean Ave.	Mission St. to Cayuga Ave.	C-2	NC-3
	Otsego to San Jose Aves.	C-2	NC-2
	Phelan Ave. to Manor Dr.	C-2	NC-3
	Paloma Ave. to Junipero Serra Blvd.	C-2	NC-2
	Junipero Serra Blvd. to 19th Ave.	C-2	NC-3
	Everglade to Clearfield Drs.	C-2	NC-S
Ogden Ave.	Putnam to Bradford Sts.	C-M	NC-S
Ortega St.	18th to 19th Aves.	C-1	NC-1
Pacific Ave.	Powell to Taylor Sts.	RC-3	NC-2
	Taylor to Polk Sts.	RC-2	NC-2
Page St.	Franklin to Gough Sts.	C-M	NC-3
Palou Ave.	at Crisp Rd.	C-1	NC-1
Parkmerced	Shopping Center	C-1	NC-S
Parkside	Shopping Center	C-2	NC-S
Peralta Ave.	Jarboe to Tompkins Aves.	C-2	NC-S
Petrini Plaza	Shopping Center	C-1	NC-S
Pierce St.	at Post St.	C-2	RH-3
Pine St.	Larkin to Polk Sts.	C-2	Polk
	Fillmore to Steiner Sts.	C-2	Upper Fillmore
Plymouth Ave.	San Jose Ave. to Farallones St.	C-1	NC-1
	Sagamore to Broad Sts. [east side]	C-1	RH-2
Point Lobos Ave.	42nd to 43rd Ave.	C-1	NC-1
	at El Camino del Mar	C-2	P
Polk St.	Post to Filbert Sts.	C-2	Polk
Portola Dr.	O'Shaughnessy Blvd to Evelyn Wy.	C-1	NC-S
Post St.	Larkin to Polk Sts. [north side]	C-2	Polk
	Van Ness Ave. to Gough St.	C-2	NC-3
	Laguna to Webster Sts. [north side]	C-2	NC-2
	Laguna to Fillmore Sts. [south side]	C-2	NC-S
	Fillmore to Pierce Sts.	C-2	RM-3
	Scott to Broderick Sts.	C-2	NC-3
Potrero Ave.	at 25th St.	C-2	NC-1

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
Powell St.	Broadway to Greenwich St. Chestnut to Francisco Sts.	C-2 C-2	North Beach North Beach
Precita Ave.	Folsom to Treat Sts. at Hampshire St.	C-1 C-2	NC-1 NC-1
Randolph St.	at Orizaba St. Victoria to Ramsell Sts.	RC-1 C-1	NC-1 NC-1
Sacramento St.	at Baker St. Lyon to Spruce Sts.	RC-1 C-2	NC-1 Sacramento
San Bruno Ave.	Hale to Woolsey Sts. Dwight to Olmstead Sts. at Wilde Ave.	C-2 C-2 C-1	NC-2 NC-2 NC-1
San Jose Ave.	Standish to Nantucket Aves.	C-1	NC-1
Sanchez St.	at 26th St.	RC-1	NC-1
Scott St.	Geary Blvd. to Bush St.	C-2	NC-3
Silver Ave.	Holyoke to Goettingen Sts.	C-1	NC-1
Sloat Blvd.	Everglade to Clearfield Drs. 44th Ave. to Great Hwy.	C-2 C-2	NC-5 NC-2
South Van Ness Ave.	at 19th St. 23rd to 24th Sts.	C-2 C-2	NC-1 NC-1
Stanyan St.	at Page St. Page to Waller Sts. Waller to Beulah Sts. at Frederick St. at Parnassus Ave.	RC-2 C-2 RC-1 RC-1 C-1	NC-1 Haight Haight NC-1 NC-1
Steiner St.	Golden Gate Ave. to O'Farrell St. Geary Blvd. to Bush St.	C-2 C-2	RM-3 RM-3
Stockton St.	Broadway to Greenwich St.	C-2	North Beach
Sunnydale Ave.	at Hahn St.	C-1	NC-1
Sutter St.	Larkin to Polk Sts. Van Ness Ave. to Gough St. Steiner to Pierce Sts. Scott to Broderick Sts.	C-2 C-2 C-2 C-2	Polk NC-3 NC-2 NC-3
Taraval St.	12th to 36th Aves. 40th to 41st Aves. 46th to 47th Aves.	C-2 C-1 C-1	NC-2 NC-1 NC-1

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
Thornton Ave.	at Bridgeview Dr.	C-1	NC-1
Tunnel Ave.	Bayshore Blvd. to Blanken Ave.	C-1	NC-1
Union St.	Van Ness Ave. to Steiner St.	C-2	Union
Valencia St.	14th to 20th Sts. 20th to Army Sts.	C-M C-2	Valencia Valencia
Vallejo St.	Grant Ave. to Powell St. Polk St. to Van Ness Ave.	C-2 C-2	North Beach RH-3
Vandewater St.	Powell to Mason Sts. [south side]	RC-4	North Beach
Vicente St.	22nd to 24th Aves. 34th to 35th Aves. 39th to 40th Aves. 42nd to 43rd Aves.	C-1 C-1 C-1 C-1	NC-2 NC-1 NC-1 NC-1
Waller St.	Octavia to Laguna Sts.	C-2	NC-3
Washington St.	at Broderick St.	RC-1	NC-1
Webster St.	Ellis to Post Sts.	C-2	NC-S
West Portal Ave.	Ulloa St. to 15th Ave.	C-2	NC-3
Williams Ave.	Newhall to Phelps Sts.	C-2	NC-S
3rd St.	22nd to 23rd Sts. Innes to La Salle Aves. La Salle to Yosemite Aves. Gilman to Key Aves. Key to Meade Aves.	RC-2 C-M C-2 C-2 C-2	NC-2 NC-3 NC-3 NC-3 RH-1
7th Ave.	Cabrillo to Fulton Sts.	C-1	NC-1
9th Ave.	Lincoln Wy. to Judah St.	C-2	NC-2
14th St.	Dolores to Church Sts. Church to Belcher Sts.	C-2 C-2	NC-3 Upper Market
15th St.	Natoma to Julian Sts. Church to Sanchez Sts.	C-M C-2	NC-3 Upper Market
16th St.	Capp to Valencia Sts. Valencia to Dolores Sts. Sanchez to Noe Sts.	C-M C-2 C-2	NC-3 Valencia Upper Market

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
17th St.	Capp to Valencia Sts. Hartford to Castro Sts. [north side] Hartford to Castro Sts. [south side]	C-M C-2 C-2	NC-3 Upper Market Castro
18th St.	Texas to Connecticut Sts. Capp to San Carlos Sts. Guerrero to Oakwood Sts. at Dolores St. Noe to Hartford Sts. Hartford to Diamond Sts.	C-2 C-2 RC-1 RC-1 RC-1 C-2	NC-2 NC-3 NC-1 NC-1 Castro Castro
19th Ave.	Junipero Serra Blvd. to Randolph St.	C-2	NC-2
19th St.	Capp to San Carlos Sts.	C-2	NC-3
20th St.	Missouri to Arkansas Sts. Treat St. to South Van Ness Ave. Capp to San Carlos Sts. San Carlos to Lexington Sts.	C-2 C-2 C-2 RC-1	NC-2 NC-2 NC-3 NC-1
21st St.	Capp to Valencia Sts.	C-2	NC-3
22nd St.	3rd to Minnesota Sts. at Folsom St. South Van Ness Ave. to Capp St. Capp to Bartlett Sts.	RC-2 RC-1 RC-1 C-2	NC-2 NC-1 NC-1 NC-3
23rd St.	Arkansas to Wisconsin Sts. Capp to Bartlett Sts.	RC-1 C-2	NC-1 NC-3
24th St.	Vermont St. to San Bruno Ave. San Bruno Ave. to Bartlett St. Chattanooga to Diamond Sts. at Douglass St.	C-2 C-2 RC-1 RC-1	RH-2 24th-Mission 24th-Noe Valley NC-1
26th St.	Shotwell to Bartlett Sts.	C-2	NC-3
29th St.	Mission St. to San Jose Ave. at Dolores St. at Sanchez St.	C-2 RC-1 RC-1	NC-2 NC-1 NC-1

FILE NO. _____

ORDINANCE NO. _____

AMENDING PART II, CHAPTER II OF THE SAN FRANCISCO MUNICIPAL CODE (CITY PLANNING CODE) BY AMENDING THE ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO TO ESTABLISH THE BOUNDARIES OF NEIGHBORHOOD COMMERCIAL GENERAL AND INDIVIDUAL AREA DISTRICTS AND THE 65-A-1 HEIGHT AND BULK DISTRICT, TO RECLASSIFY ALL PROPERTIES LOCATED IN THE C-1 AND RC-1 DISTRICTS AND CERTAIN PROPERTIES LOCATED IN THE RH-1, RH-2, RH-3, RH-4, RM-1, RM-2, RC-2, RC-3, RC-4, C-2, AND C-M DISTRICTS TO EITHER A NEIGHBORHOOD COMMERCIAL GENERAL OR INDIVIDUAL AREA DISTRICT, OR TO AN RH-1, RH-2, RH-3, RM-1, RM-2, OR RM-3 DISTRICT, TO AMEND THE BOUNDARIES OF THE AUTOMOTIVE SPECIAL USE DISTRICT, THE WASHINGTON-BROADWAY SPECIAL USE DISTRICT NO. 1, THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 2, AND THE SPECIAL DISTRICTS FOR SIGN ILLUMINATION, AND TO DELETE THE UNION STREET NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICT, THE HAYES-GOUGH SPECIAL USE DISTRICT AND THE INTERIM NORTH BEACH NEIGHBORHOOD COMMERCIAL HOUSING CONSERVATION SPECIAL USE DISTRICT; BY AMENDING SECTIONS 102, 102.4, 124, 125, 134, 135, 136, 140, 141, 142, 143, 156, 184, 185, 186, 187, 201, 202, 208, 210, 303, 304, 306.2, 306.3, 306.5, 350, 351, 602.1, 602.9, 602.21, 604, AND 607; BY REPEALING SECTIONS 242, 242.1, 245, AND 247; BY DELETING SECTIONS 242.2 THROUGH 242.10; BY ADDING SECTIONS 121.5, 121.7, 136.1, 145.1, 178, 179, 207.2, 253.1, 602.22, 602.23, AND 607.1; AND BY ADDING ARTICLE 7 ENCOMPASSING SECTIONS 701 THROUGH 799: TO PROVIDE FOR REGULATION OF BUILDING STANDARDS AND USES IN NEIGHBORHOOD COMMERCIAL DISTRICTS INCLUDING CERTAIN NEW CONTROLS AND USE CATEGORIES; TO IMPOSE NEW REQUIREMENTS FOR CONDITIONAL USE AUTHORIZATION; TO PROVIDE FOR ADDITIONAL OR MODIFIED CONDITIONAL USE REVIEW CRITERIA; TO ESTABLISH NEW PROCEDURES FOR REVIEW OF CONDITIONAL USES IN SUCH DISTRICTS; AND TO ESTABLISH NEW COMPLIANCE REGULATIONS.

NOTE: Only those sections being added, deleted, or modified are included herein. Additions are indicated by underlining. Deletions are noted by ((double parentheses)) and lines crossed through the deleted portion.

Be it ordained by the People of the City and County of San Francisco.

- SEC. 1 Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) is hereby amended by amending Sections 102, 102.4, 124, 125, 134, 135, 136, 140, 141, 142, 143, 156, 184, 185, 186, 187, 201, 202, 208, 210, 303, 304, 306.2, 306.3, 306.5, 350, 351, 602.1, 602.9, 602.21, 604, and 607; by repealing Sections 242, 242.1, 245, and 247; by deleting Sections 242.2 through 242.10; by adding Sections 121.5, 121.7, 136.1, 145.1, 178, 179, 207.2, 253.1, 602.22, 602.23, and 607.1; and by adding Article 7 encompassing Sections 701 through 799 as shown below:
- SEC. 2 The Neighborhood Commercial Cluster District (also referred to as the NC-1 District) with boundaries as shown on Section Maps 1 through 13 of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibits 1 through 12, attached hereto, is hereby adopted.
- SEC. 3 The Small-Scale Neighborhood Commercial District (also referred to as the NC-2 District) with boundaries as shown on Section Maps 1 through 13 of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibits 1 through 12, attached hereto, is hereby adopted.
- SEC. 4 The Moderate-Scale Neighborhood Commercial District (also referred to as the NC-3 District) with boundaries as shown on Section Maps 1 through 13 of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibits 1 through 12, attached hereto, is hereby adopted.
- SEC. 5 The Neighborhood Commercial Shopping Center District (also referred to as the NC-S District) with boundaries as shown on Section Maps 1 through 13 of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibits 1 through 12, attached hereto, is hereby adopted.
- SEC. 6 The Broadway Neighborhood Commercial District with boundaries as shown on Section Map 1 of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 13, attached hereto, is hereby adopted.
- SEC. 7 The Castro Street Neighborhood Commercial District with boundaries as shown on Section Map 7 of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 14, attached hereto, is hereby adopted.
- SEC. 8 The Inner Clement Street Neighborhood Commercial District with boundaries as shown on Section Map 3 of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 15, attached hereto, is hereby adopted.
- SEC. 9 The Outer Clement Street Neighborhood Commercial District with boundaries as shown on Section Maps 3 and 4 of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 16, attached hereto, is hereby adopted.

- SEC. 10** The Upper Fillmore Street Neighborhood Commercial District with boundaries as shown on Section Map 2 of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 17, attached hereto, is hereby adopted.
- SEC. 11** The Haight Street Neighborhood Commercial District with boundaries as shown on Section Maps 6 and 7 of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 18, attached hereto, is hereby adopted.
- SEC. 12** The Hayes-Gough Neighborhood Commercial District with boundaries as shown on Section Maps 1 through 13 of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 19, attached hereto, is hereby adopted.
- SEC. 13** The Upper Market Street Neighborhood Commercial District with boundaries as shown on Section Map 7 of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 20, attached hereto, is hereby adopted.
- SEC. 14** The North Beach Neighborhood Commercial District with boundaries as shown on Section Map 1 of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 21, attached hereto, is hereby adopted.
- SEC. 15** The Polk Street Neighborhood Commercial District with boundaries as shown on Section Map 2 of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 22, attached hereto, is hereby adopted.
- SEC. 16** The Sacramento Street Neighborhood Commercial District with boundaries as shown on Section Map 3 of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 23, attached hereto, is hereby adopted.
- SEC. 17** The Union Street Neighborhood Commercial District with boundaries as shown on Section Map 2 of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 24, attached hereto, is hereby adopted.
- SEC. 18** The Valencia Street Neighborhood Commercial District with boundaries as shown on Section Map 7 of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibits 25 and 26, attached hereto, is hereby adopted.
- SEC. 19** The 24th Street-Mission Neighborhood Commercial District with boundaries as shown on Section Maps 7 and 8 of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 27, attached hereto, is hereby adopted.

- SEC. 20 The 24th Street-Noe Valley Neighborhood Commercial District with boundaries as shown on Section Map 7 of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 28, attached hereto, is hereby adopted.
- SEC. 21 The boundaries of the RH-1, RH-2, RH-3, RH-4, RM-1, RM-2, RC-1, RC-2, RC-3, RC-4, C-1, C-2, and C-M use districts on Section Maps 1 through 13 of the Zoning Map are hereby amended as shown on the Maps on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibits 1 through 12, attached hereto.
- SEC. 22 The 65-A-1 height and bulk district in the Broadway and North Beach Neighborhood Commercial Districts, as shown on Section Map 1H of the Zoning Map as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 29, attached hereto, is hereby adopted.
- SEC. 23 The boundary of the Automotive Special Use District as shown on Section Map 2SU of the Zoning Map is hereby amended as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 30, attached hereto.
- SEC. 24 The boundary of the Washington-Broadway Special Use District No. 1 as shown on Section Map 1SUa of the Zoning Map is hereby amended as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 31, attached hereto.
- SEC. 25 The boundary of the Northern Waterfront Special Use District No. 2 as shown on Section Map 1SUb of the Zoning Map is hereby amended as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 32, attached hereto.
- SEC. 26 The boundary of the Union Street Neighborhood Commercial Special Use District as shown on Section Map 2SU of the Zoning Map is hereby deleted as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 24, attached hereto.
- SEC. 27 The boundary of the Hayes-Gough Special Use District as shown on Section Maps 2SU and 7SU of the Zoning Map is hereby deleted as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibit 33, attached hereto.
- SEC. 28 The boundary of the Interim North Beach Neighborhood Commercial Housing Conservation Special Use District as shown on Section Map 1SU of the Zoning Map is hereby deleted as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibits 13 and 21, attached hereto.
- SEC. 29 The boundaries of the Special Districts for Sign Illumination as shown on Section Map SSD of the Zoning Map are hereby amended as shown on the Map on file with the Clerk of the Board of Supervisors under File No. _____ and as generally shown on Exhibits 30 and 34, attached hereto.

SEC. 30 SEVERABILITY. It is the intent of this Board of Supervisors, that if any part of this ordinance is held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this ordinance or any part thereof. The Board of Supervisors hereby declares that it would have passed all portions of this ordinance irrespective of the fact that any one or more portions were unconstitutional or invalid.

APPROVED AS TO FORM:

GEORGE AGNOST, City Attorney

By Noreen Ambrose
Deputy City Attorney

PROPOSED AND EXISTING CONTROLS
FOLDOUT CHARTS INSIDE BACK COVER

The foldout charts inside the back cover display the proposed and existing zoning controls. The proposed controls chart summarizes the NC-1, NC-2, NC-3, NC-S, and fifteen individual district controls. The existing controls chart displays the C-1, C-2, C-M, C-2 with typical Special Use District overlay, RC-1, RC-2, and RC-3 district controls. Controls are expressed in the proposed format and summarized where necessary to facilitate comparison between the two charts.

CREDITS

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February 1985

Q.P. 5
140A 1.3



EXISTING CONTROLS FOR C-1, C-2, C-M, C-2/SU, RC-1, RC-2, AND RC-3 DISTRICTS

SAN FRANCISCO
CITY PLANNING DEPARTMENT
FEBRUARY 1985

			C-1	C-2	C-M	C-2/SU DISTRICTS		RC-1	RC-2	RC-3
No.	Zoning Category	References	Controls				References	Controls		
BUILDING STANDARDS										
10	Height and Bulk	§§ 102,11,105, 106,250-252,260 270,271	Generally, 40-X See Zoning Map	Generally, 40-X See Zoning Map	Varies See Zoning Map	Generally, 40-X See Zoning Map	§§ 102,11,105, 106,250-252,260 270,271	Generally, 40-X See Zoning Map	Generally, 40-X See Zoning Map	Generally, 40-X See Zoning Map
11	Lot Size [Per Development]		NA	NA	NA	NA		NA	NA	NA
12	Rear Yard	§§ 130,134,136	Required at residential levels only	Required at residential levels only	Required at residential levels only	Required at residential levels only	§§ 130,134,136	Required at grade level and above	Required at residential levels only	Required at residential levels only
13	Street Frontage		NA	NA	NA	NA		NA	NA	NA
14	Awning	§ 136(c)12	P	P	P	P				
15	Canopy	§ 136(c)12	P	P	P	P				
16	Marquee	§ 136(c)12	P	P	P	P				
17	Street Trees	§ 143	Not Required	Not Required	Not Required	Not Required	§ 143	Required	Required	Required

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

20	Floor Area Ratio	§§ 102,8,102,10, 123,124,125	3.6 to 1	3.6 to 1	2 to 1	3.6 to 1	§§ 102,8,102,10, 123,124,125	1.1 to 1	1.1 to 1	3.6 to 1
21	Use Size [Non-Residential]		NA	NA	NA	Up to 500 sq.ft., SU 2501 sq.ft. & above § 242		NA	NA	NA
22	Off-Street Parking, Commercial and Institutional	§§ 150-151,153-157, 159-161, 234.5	Generally, none required if occupied floor area is less than 5000 sq.ft.	Generally, none required if occupied floor area is less than 5000 sq.ft.	Generally, none required if occupied floor area is less than 5000 sq.ft.	Generally, none required if occupied floor area is less than 5000 sq.ft.	§§ 150-151,153-157, 159-161, 234.5	Generally, none required if occupied floor area is less than 5000 sq.ft.	Generally, none required if occupied floor area is less than 5000 sq.ft.	Generally, none required if occupied floor area is less than 5000 sq.ft.
23	Off-Street Freight Loading	§§ 150,152-155, 161, 234.5	Generally, none required if gross floor area is less than 10,000 sq.ft.	Generally, none required if gross floor area is less than 10,000 sq.ft.	Generally, none required if gross floor area is less than 10,000 sq.ft.	Generally, none required if gross floor area is less than 10,000 sq.ft.	§§ 150,152-155, 161, 234.5	Generally, none required if gross floor area is less than 10,000 sq.ft.	Generally, none required if gross floor area is less than 10,000 sq.ft.	Generally, none required if gross floor area is less than 10,000 sq.ft.
24	Outdoor Activity Area	§ 212(a)	P	P	P	P				
25	Drive-Up Facility	§ 212(b)		P	P					
26	Walk-Up Facility		P	P	P	P		P	P	P
27	Hours of Operation		NA	NA	NA	NA		NA	NA	NA
30	General Advertising Sign	§§ 602-604,607,608, 608.2,608.5-611		P	P	P				
31	Business Sign	§§ 602-604,607,608, 608.2,608.5-611	P	P	P	P				

			Controls by Story						Controls by Story						
			All Levels	All Levels	All Levels	1st	2nd	3rd		1st	2nd	1st	2nd	1st	2nd
32	Residential Conversion		P	P	P					NA	NA	NA	NA	NA	NA
39	Residential Demolition		P	P	P					P	P	P	P	P	P

Retail Sales and Services

40	Other Retail Sales and Services	§§ 218, 219 a-d	P	P	P	P		P	C	P	C	P	C
41	Bar	§ 211	P	P	P	P		P	C	P	C	P	C
42	Full-Service Restaurant	§ 211	P	P	P	P		P	C	P	C	P	C
43	Fast-Food Restaurant	§ 213	P	P	P	P		P	C	P	C	P	C
44	Take-Out Food	§ 214	P	P	P	P		P	C	P	C	P	C

44	Take-Out Food	§ 218	P	P	P	P	§ 209.8, 218	P	C	P	C	P	C
45	Movie Theater	§ 221(d)		P	P	P	§ 209.8, 221(d)			P	C	P	C
46	Adult Entertainment	§ 221(x)	P**	P**	P**	P**	§ 209.8, 221(x)	P**	C**	P**	C**	P**	C**
47	Other Entertainment	§ 221(f)		P	P	SU § 242	§ 209.8, 221(f)			P	C	P	C
48	Amusement Game Arcade	§ 221(f) § 1036 Police Code		P	P	P	§ 209.8, 221(f) § 1036 Police Code			P	C	P	C
49	Financial Service	§ 219(b)	P	P	P	SU-4* § 242	§ 209.8, 219(b)	P	C	P	C	P	C
50	Limited Financial Service	§ 219(b)	P	P	P	P	§ 209.8, 219(b)	P	C	P	C	P	C
51	Medical Service	§ 219	P	P	P	P § 242	§ 209.8, 219	P	C	P	C	P	C
52	Personal Service	§ 218	P	P	P	P	§ 209.8, 218	P	C	P	C	P	C
53	Business or Professional Service	§ 219	P	P	P	P § 242	§ 209.8, 219	P	C	P	C	P	C
54	Massage Establishment	§ 18.1 § 2700 Police Code	P	P	P	P P	§ 209.8, 218.1 § 2700 Police Code	P	C				
55	Tourist Hotel	§ 216(b)	P	P	P	SU § 242	§ 209.2(d)(i)	P/C	P/C	P/C	P/C	P/C	P/C
56	Automobile Parking	§§ 156, 223(i)-(n)	C	P/C	P	SU § 242	§ 209.2(c), 156	C	C	C	C	C	C
57	Automotive Gas Station	§ 223(f)	P	P	P	P	§ 209.8						
58	Automotive Service Station	§ 223(g)		P	P	P	§ 209.8						
59	Automotive Repair	§ 223(h)(i)		P/NP	P for § 223(h)	P	§ 209.8						
60	Automotive Wash	§ 223(j)		C	C	C	§ 209.8						
61	Automobile Sale or Rental	§ 223(a)-(e)		P if enclosed C if open lot	P	P/C	§ 209.8, 223(a)-(e)						
62	Animal Hospital	§ 224(a)		C	P or C	C	§ 209.8, 224(a)						
63	Ambulance Service	§ 223(s)		C	P	C	§ 209.8, 223(s)						
64	Mortuary	§ 227(c)		C	P	C	§ 209.8, 227(c)						
65	Trade Shop	§ 222(a)-(a), (n)-(j)		P	P	P	§ 209.8, 222(a)-(a), (n)-(j)			P	C	P	C

Non-Retail Sales and Services

70	Administrative Service	§ 219	P	P	P	P	§ 209.8, 219	P	C	P	C	P	C
71	Light Manufacturing or Wholesale Sales	§§ 222(f), (g), 226, 226		P/NP	P	P/NP							

Institutions

80	Hospital or Medical Center	§ 222(a)	C	C	C	C	§ 209.8, 222(a)	C	C	C	C	C	C
81	Other Institutions	§§ 211(a)-(i), 211(a)-(c), (e), (g)	P	P	P	P	§ 209.8, 209.9, 209.1, 209.4	P/C	P/C	P/C	P/C	P/C	P/C
82	Public Use	§§ 223(o), 227(d)-(i)	P/C	P	P	P	§ 209.8	P/C	P/C	P/C	P/C	P/C	P/C

Residential Standards and Uses

90	Residential Use	§§ 215(a), 216(a)	P	P	P	P	§ 209.1, 209.2	P/C	P/C	P/C	P/C	P/C	P/C
91	Residential Density, Dwelling Units	§§ 207, 207.1, 215(a)	Nearest R district, but not less than 1 unit per 800 sq.ft. lot area	Nearest R district, but not less than 1 unit per 800 sq.ft. lot area	Nearest R district, but not less than 1 unit per 200 sq.ft. lot area	Nearest R district, but not less than 1 unit per 200 sq.ft. lot area	§ 207.1, 207.1, 215(a)	1 unit per 800 sq.ft. lot area	1 unit per 800 sq.ft. lot area	1 unit per 200 sq.ft. lot area	1 unit per 200 sq.ft. lot area	1 unit per 200 sq.ft. lot area	1 unit per 200 sq.ft. lot area
92	Residential Density, Group Housing	§§ 207.1, 209, 216(a)	Same as density for the nearest R District	Same as density for the nearest R District	Same as density for the nearest R District	Same as density for the nearest R District	§ 207.1, 209, 216(a)	1 bedroom per 375 sq.ft. lot area	1 bedroom per 375 sq.ft. lot area	1 bedroom per 210 sq.ft. lot area	1 bedroom per 210 sq.ft. lot area	1 bedroom per 140 sq.ft. lot area	1 bedroom per 140 sq.ft. lot area
93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Depends on requirement for the nearest R district	Depends on requirement for the nearest R district	Generally, either 36 sq.ft. if private, or 18 sq.ft. if common	Depends on requirement for the nearest R district	§ 135, 136	Either 100 sq.ft. if private, or 133 sq.ft. if common	Either 100 sq.ft. if private, or 133 sq.ft. if common	Either 60 sq.ft. if private, or 90 sq.ft. if common	Either 60 sq.ft. if private, or 90 sq.ft. if common	Either 60 sq.ft. if private, or 90 sq.ft. if common	Either 60 sq.ft. if private, or 90 sq.ft. if common
94	Off-Street Parking, Residential	§§ 150-151, 153-157, 159-161, 204.5	Generally, 1 space per unit	Generally, 1 space per unit	Generally, 1 space per unit	Generally, 1 space per unit	§ 150-151, 153-157, 159-161, 204.5	Generally, 1 space per unit	Generally, 1 space per unit	Generally, 1 space per unit	Generally, 1 space per unit	Generally, 1 space per unit	Generally, 1 space per unit
95	Community Residential Parking	§ 223(n)(o)	C/P	C/P	P	C/P	§ 209.1, 223(n)(o)	C	C	C	C	C	C

Footnotes:

P	--	Permitted as a principal use	NA	--	Not applicable	*	An asterisk denotes the number of establishments in the district where conditional use to be required. For example, the control for bar (SU-3*) indicates that three bars would be permitted, however, a fourth bar as well as subsequent bars would require special use review.
C	--	Permitted as a conditional use, subject to the provisions set forth in Section 315.	#	--	See specific provisions listed by Section and Zoning Category number at the end of the table.	**	A double asterisk denotes that an adult entertainment use must be not less than 1000 feet from the premises of another adult entertainment use.
SU	--	Permitted as a special use, subject to the provisions set forth in Section 312.	1st	--	1st story and below		
	--	A blank space or "NP" on the table indicates that the use or feature is not permitted. Unless a use or feature is specifically listed as permitted or required, such use or feature is prohibited.	2nd	--	2nd story		
			2nd +	--	2nd story and above		
			3rd	--	3rd story and above		

PROPOSED CONTROLS FOR NEIGHBORHOOD

NC-1 Sec. 710	NC-2 Sec. 711	NC-3 Sec. 712	NC-5 Sec. 713	Broadway Sec. 714	Castro Sec. 715	Inner Clement Sec. 716	Outer Clement Sec. 717	Upper Fillmore Sec. 718	Haight Sec. 719
Controls									Controls

[illegible]

STANDARDS AND USES

1.8 to 1 § 124.(b)	3.6 to 1 § 124.(b)	3.6 to 1 § 124.(b)	3.6 to 1 § 124.(b)	3.6 to 1 § 124.(b)	3.6 to 1 § 124.(b)	3.6 to 1 § 124.(b)	3.6 to 1 § 124.(b)	3.6 to 1 § 124.(b)	3.6 to 1 § 124.(b)
P up to 2500 sq.ft., C 2501 sq.ft. & above § 121.7	P up to 3500 sq.ft., C 3501 sq.ft. & above § 121.7	P up to 5000 sq.ft., C 5001 sq.ft. & above § 121.7	P up to 5000 sq.ft., C 5001 sq.ft. & above § 121.7	P up to 3000 sq.ft., C 3001 sq.ft. & above § 121.7	P up to 2500 sq.ft., C 2501 sq.ft. & above § 121.7	P up to 2500 sq.ft., C 2501 sq.ft. & above § 121.7	P up to 2500 sq.ft., C 2501 sq.ft. & above § 121.7	P up to 2500 sq.ft., C 2501 sq.ft. & above § 121.7	P up to 2500 sq.ft., C 2501 sq.ft. & above § 121.7
Generally, none required if occupied floor area is less than 5000 sq.ft., §§ 151,161(g)	Generally, none required if occupied floor area is less than 5000 sq.ft., §§ 151,161(g)	Generally, none required if occupied floor area is less than 5000 sq.ft., §§ 151,161(g)	Generally, none required if occupied floor area is less than 5000 sq.ft., §§ 151,161(g)	Generally, none required if occupied floor area is less than 5000 sq.ft., §§ 151,161(g)	Generally, none required if occupied floor area is less than 5000 sq.ft., §§ 151,161(g)	Generally, none required if occupied floor area is less than 5000 sq.ft., §§ 151,161(g)	Generally, none required if occupied floor area is less than 5000 sq.ft., §§ 151,161(g)	Generally, none required if occupied floor area is less than 5000 sq.ft., §§ 151,161(g)	Generally, none required if occupied floor area is less than 5000 sq.ft., §§ 151,161(g)
Generally, none required if gross floor area is less than 10,000 sq.ft., §§ 152,161(b)	Generally, none required if gross floor area is less than 10,000 sq.ft., §§ 152,161(b)	Generally, none required if gross floor area is less than 10,000 sq.ft., §§ 152,161(b)	Generally, none required if gross floor area is less than 10,000 sq.ft., §§ 152,161(b)	Generally, none required if gross floor area is less than 10,000 sq.ft., §§ 152,161(b)	Generally, none required if gross floor area is less than 10,000 sq.ft., §§ 152,161(b)	Generally, none required if gross floor area is less than 10,000 sq.ft., §§ 152,161(b)	Generally, none required if gross floor area is less than 10,000 sq.ft., §§ 152,161(b)	Generally, none required if gross floor area is less than 10,000 sq.ft., §§ 152,161(b)	Generally, none required if gross floor area is less than 10,000 sq.ft., §§ 152,161(b)
P in front; C elsewhere	P in front; C elsewhere	P in front; C elsewhere	P in front; C elsewhere	P in front; C elsewhere	P in front; C elsewhere	P in front; C elsewhere	P in front; C elsewhere	P in front; C elsewhere	P in front; C elsewhere
P if recessed 3 ft. C otherwise	P if recessed 3 ft. C otherwise	P if recessed 3 ft. C otherwise	P if recessed 3 ft. C otherwise	P if recessed 3 ft. C otherwise	P if recessed 3 ft. C otherwise	P if recessed 3 ft. C otherwise	P if recessed 3 ft. C otherwise	P if recessed 3 ft. C otherwise	P if recessed 3 ft. C otherwise
P: 6 a.m. – 11 p.m. C: 11 p.m. – 2 a.m.	P: 6 a.m. – 2 a.m. C: 2 a.m. – 6 a.m.	No Limit	No Limit	No Limit	P: 6 a.m. – 2 a.m. C: 2 a.m. – 6 a.m.	P: 6 a.m. – 2 a.m. C: 2 a.m. – 6 a.m.	P: 6 a.m. – 11 p.m. C: 11 p.m. – 2 a.m.	P: 6 a.m. – 2 a.m. C: 2 a.m. – 6 a.m.	P: 6 a.m. – 8 a.m. C: 8 a.m. – 6 a.m.
§ 607.1(d)	§ 607.1(d)	§ 607.1(c)	§ 607.1(c)	§ 607.1(c)	§ 607.1(d)	§ 607.1(d)	§ 607.1(d)	§ 607.1(d)	§ 607.1(d)

Controls by Story				Controls by Story			
1st	2nd	3rd+		1st	2nd	3rd+	
1st	2nd	3rd+		1st	2nd	3rd+	
P				P			
C	C	C		C	C	C	

[illegible][illegible][illegible][illegible]

	Section	Zoning Controls	
# -- See specific provisions listed by Section and zoning category number at the end of the table.	§ 710.41 § 710.42 § 710.43	P if located more than one-quarter mile from any district with more restrictive controls; otherwise, same as more restrictive control)	§ 712.30 § 712.31
1st -- 1st story and below	§ 710.43	C if located more than one-quarter mile from any district with more restrictive controls; otherwise, same as more restrictive control)	§ 712.30 § 712.31
2nd -- 2nd story	§ 710.42		
3rd -- 3rd story and above	§ 711.71	G-26 - Garment Shop District Use District Garment shops may occupy portions of the Pacific Avenue MC-2 District as mapped on Sectional Map No. 1 S1A	§ 608.8 - Market Street Special Marketable only for port District from Franklin Sectional Map S50 Special restrictions on Upper Market Street Spec applicable only for port District from Octavia Sectional Map S50 Special restrictions and

References	Zoning Category No.
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GENERAL BUILDING STANDARDS		Height and Bulk	
\$5 102, 11, 105, 106, 250-252, 260 270, 271			.10
\$5 790, 56, 121	Lot Size [Per Development]		.11
\$5 130, 134, 136	Rear Yard		.12
	Street Frontage		.13
\$ 790, 20	Arming		.14
\$ 790, 26	Canopy		.15
\$ 790, 58	Marquee		.16
	Street Trees		.17

STANDARDS AND USES

\$5 102.8, 102.10, 123	Floor Area Ratio	20
\$ 790, 130	Use Size [Non-Residential]	21
\$5 150, 153-157, 159-160, 204, 5	Off-Street Parking, Commercial and Institutional	22
\$5 150, 153-155 204, 5	Off-Street Freight Loading	23
\$ 790, 70	Outdoor Activity Area	24
\$ 790, 30	Drive-Up Facility	25
\$ 790, 140	Walk-Up Facility	26
\$ 790, 48	Hours of Operation	27
\$5 602-604, 603-1-3, 608.5-8, 608, 10	General Advertising Sign	30
\$5 602-604, 603-1-3, 608.5-8, 608, 10	Business Sign	31

1

\$ 790.118	
\$ 790.84	Residential Conversion .38
\$ 790.86	Residential Demolition .39

Retail Sales and Services

	\$ 790.102	Other Retail Sales and Services [Not Listed Below]	.40
	\$ 790.22	Bar	.41
	\$ 790.92	Full-Service Restaurant	.42
	\$ 790.90	Fast Food Restaurant	.43
	\$ 790.122	Take-Out Food	.44
	\$ 790.64	Movie Theater	.45
	\$ 790.36	Adult Entertainment	.46
	\$ 790.38	Other Entertainment	.47
	\$ 790.4	Amusement Game Arcade	.48
	\$ 1026 Police Code		
	\$ 790.110	Financial Service	.49
	\$ 790.112	Limited Financial Service	.50
	\$ 790.114	Medical Service	.51
	\$ 790.116	Personal Service	.52
	\$ 790.108	Business or Professional Service	.53
	\$ 790.60	Massage Establishment	.54
	\$ 2700 Police Code		
	\$ 790.46	Tourist Hotel	.55
	\$ 790.8,156,160	Automobile Parking	.56
	\$ 790.14	Automotive Gas Station	.57
	\$ 790.17	Automotive Service Station	.58
	\$ 790.15	Automotive Repair	.59
	\$ 790.18	Automotive Wash	.60
	\$ 790.12	Automobile Sale or Rental	.61
	\$ 790.6	Animal Hospital	.62
	\$ 790.2	Ambulance Service	.63
	\$ 790.62	Mortuary	.64
	\$ 790.124	Trade Shop	.65

Non-Retail Sales and Services

\$ 790.106	Administrative Service	.70
\$ 790.54	Light Manufacturing or Wholesale Sales	.71

Institutions

\$ 790.44	Hospital or Medical Center	.80
\$ 790.50	Other Institutions	.81
\$ 790.80	Public Use	.82

Essential Standards and Uses

\$ 790.48	Residential Use	.90
\$5,207,207.1, 790.68(a)	Residential Density, Dwelling Units	.91
\$5,207.1,208, 790.68(b)	Residential Density, Group Housing	.92
\$5,135,136	Usable Open Space Per Residential Unit)	.93
\$5,150,153-157, 159-160,204.5,	Off-Street Parking, Residential	.94
\$ 790.10	Community Residential Parking	.95

Section

Zoning Controls

	\$ 761.58	
- Upper signs only for the portions of the Upper Market Building as mapped on Sectional Map S50	\$ 609.10	
- Special restrictions and limitations for signs		
- C applicable only in 65'-x-1 height and Bulk District as mapped on Sectional Map H	\$ 253.	
	\$ 772.10	
	\$ 772.71	
- Garment Shop Special Use District - Applicable only for portions of the North Beach NE Commercial District as mapped on Sectional Map S54	\$ 236	
- P for garment shops on the 1st and 2nd story		

Section

Zoning Controls

